

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Obrien Close Dingley Village VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,500

Property type

House

Suburb

Dingley Village

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 Abbottswood Close Dingley Village VIC 3172	\$1,010,000	06-Feb-21
17 Mussert Avenue Dingley Village VIC 3172	\$1,070,000	24-Apr-21
6 Arlington Court Dingley Village VIC 3172	\$980,000	13-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 June 2021

**2 Abbottswood Close Dingley
Village VIC 3172**

 4  3  2

Sold Price **\$1,010,000** Sold Date **06-Feb-21**

Distance **0.2km**

**17 Mussert Avenue Dingley Village
VIC 3172**

 3  2  2

Sold Price ^{RS} **\$1,070,000** Sold Date **24-Apr-21**

Distance **0.66km**

**6 Arlington Court Dingley Village
VIC 3172**

 3  2  1

Sold Price ^{RS} **\$980,000** Sold Date **13-May-21**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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