

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                            |
|-------------------------------------------------|--------------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 22/65-67 Tootal Road Dingley Village, 3172 |
|-------------------------------------------------|--------------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|               |                       |
|---------------|-----------------------|
| Range between | \$620,000 & \$660,000 |
|---------------|-----------------------|

### Median sale price

|               |             |               |             |        |                   |
|---------------|-------------|---------------|-------------|--------|-------------------|
| Median price  | \$787,500   | Property Type | TOWNHOUSE   | Suburb | DINGLEY VILLAGE   |
| Period - From | 01-Nov-2022 | to            | 31-Oct-2023 | Source | realestate.com.au |

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|-------------------------------------|--------------|--------------|
| 1 | 20/65-67 Tootal Rd, Dingley Village | \$650,000    | 09-Sep-2023  |
| 2 | 24/65-67 Tootal Rd, Dingley Village | \$680,000    | 11-Apr-2023  |
| 3 | NOT PROVIDED                        | NOT PROVIDED | NOT PROVIDED |

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 15-Dec-2023 at 11:22:13 AM EST