

# 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

9 Locksley Close, Dingley Village Vic 3172

### Indicative selling price

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

Range between

\$850,000

&

\$890,000

### Median sale price

Median price

\$1,093,000

Property Type

House

Suburb

Dingley Village

Period - From

25/03/2023

to

24/03/2024

Source

REIV

### 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 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	48 Howard Rd DINGLEY VILLAGE 3172	\$890,000	03/11/2023
2	7 St Cuthberts Av DINGLEY VILLAGE 3172	\$860,000	16/12/2023
3			

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 six months.

This Statement of Information was prepared on:

25/03/2024 14:37



3   2   2

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 532 sqm approx

Agent Comments

**Indicative Selling Price**

\$850,000 - \$890,000

**Median House Price**

25/03/2023 - 24/03/2024: \$1,093,000

## Comparable Properties



**48 Howard Rd DINGLEY VILLAGE 3172**  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$890,000

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**7 St Cuthberts Av DINGLEY VILLAGE 3172**  
(REI/VG)

Agent Comments

3   1   2

**Price:** \$860,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 531 sqm approx

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 six months.