

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

5 Shoal Court, Dingley Village Vic 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$690,000

&

\$730,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Dingley Village

Period - From

01/10/2023

to

31/12/2023

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	9/9 Shoal Ct DINGLEY VILLAGE 3172	\$725,000	06/02/2024
2	3 Shoal Ct DINGLEY VILLAGE 3172	\$680,000	08/10/2023
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:

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Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

December quarter 2023: \$740,000



 2  1  2

Rooms: 4
Property Type: Unit
Agent Comments

Comparable Properties



9/9 Shoal Ct DINGLEY VILLAGE 3172 (REI) **Agent Comments**

 2  1  2

Price: \$725,000
Method: Private Sale
Date: 06/02/2024
Property Type: House



3 Shoal Ct DINGLEY VILLAGE 3172 (REI/VG) **Agent Comments**

 2  1  2

Price: \$680,000
Method: Private Sale
Date: 08/10/2023
Property Type: Unit

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.

Account - Barry Plant | P: 03 9586 0500