

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

24 Ridder Court, Dingley Village Vic 3172

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Dingley Village

Period - From 01/07/2018 to 30/06/2019 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	2/1 Johanna Ct DINGLEY VILLAGE 3172	\$721,000	29/06/2019
2	9/69 Centre Dandenong Rd DINGLEY VILLAGE 3172	\$705,000	09/08/2019
3	4/2-4 Greenview Ct DINGLEY VILLAGE 3172	\$645,000	06/05/2019

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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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending June 2019: \$652,500

Comparable Properties

2/1 Johanna Ct DINGLEY VILLAGE 3172
(REI/VG)

Agent Comments



Price: \$721,000
Method: Auction Sale
Date: 29/06/2019
Property Type: Unit

9/69 Centre Dandenong Rd DINGLEY VILLAGE 3172 (REI) **Agent Comments**



Price: \$705,000
Method: Sold Before Auction
Date: 09/08/2019
Property Type: Unit



4/2-4 Greenview CI DINGLEY VILLAGE 3172
(REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 06/05/2019
Property Type: Unit
Land Size: 330 sqm approx