

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

5 WAKEMAN COURT, DINGLEY VILLAGE, VIC 3172

Indicative selling price

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

Price Range: \$1,150,000 to \$1,265,000

Median sale price

Median price \$857,500

Property type

House

Suburb

DINGLEY VILLAGE

Period

01 April 2019 to 31 March 2020

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

15 HIGGINS CL, DINGLEY VILLAGE, VIC 3172

\$1,225,000

22/02/2020

This Statement of Information was prepared on: 04/06/2020

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



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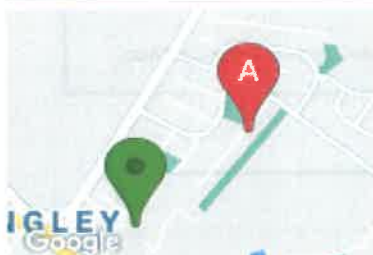
Indicative Selling Price

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

Price Range: \$1,150,000 to \$1,265,000

Provided by: Eva Cumming, Barry Plant Mordialloc

MEDIAN SALE PRICE



DINGLEY VILLAGE, VIC, 3172

Suburb Median Sale Price (House)

\$857,500

01 April 2019 to 31 March 2020

Provided by:  pricfinder

COMPARABLE PROPERTIES

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.



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Sale Price

\$1,225,000

Sale Date: 22/02/2020

Distance from Property: 506m



Nearby Comparable Sold Properties

There are 1 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$1,225,000 and the highest sale price is \$1,225,000 with a median sale price of \$1,225,000. Days listed ranges from 16 to 16 days with the average currently at 16 days for these selected properties.

15 HIGGINS CL, DINGLEY VILLAGE, VIC 3172

UBD Ref: Melbourne - 377 B2
Distance from Property: 506m

 3  3  4



Property Type: House
Area: 650 m²
Area \$/m²: \$1,885
RPD: 11//LP219995

Features:

Sale Price: **\$1,225,000 (Normal Sale)**
Sale Date: 22/02/2020 Days to Sell: 16 Days
Last Price: Contact Agent Chg %: **-2.0%**
First Price: Contact Agent Chg %: **-9.3%**



