

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 7 Priorswood Close, Dingley Village, VIC 3172

### Indicative selling price

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

Price Range \$960,000 & \$1,050,000

### Median sale price

Median price \$1,055,000 Property Type House Suburb Dingley Village (3172)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

### Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
25 TWOFOLD CLOSE, DINGLEY VILLAGE VIC 3172	\$1,000,000	10/06/2023
23 HOWARD ROAD, DINGLEY VILLAGE VIC 3172	\$1,042,500	11/07/2023
48 VILLAGE DRIVE, DINGLEY VILLAGE VIC 3172	\$1,035,000	10/06/2023

This Statement of Information was prepared on: 20/07/2023