

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	58 Howard Road, Dingley Village Vic 3172
Including suburb and	
postcode	

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	\$760,000	Hou	ise X	Unit		Subu	b Dingley Village
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

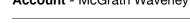
Comparable property sales (*Delete A or B below as applicable)

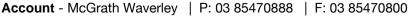
Α* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property **Price** Date of sale 1 20 Mussert Av DINGLEY VILLAGE 3172 \$750,000 09/04/2019 32 Jacks Av DINGLEY VILLAGE 3172 2 \$717,500 01/05/2019 3 23 Toorak Dr DINGLEY VILLAGE 3172 \$684,500 26/04/2019

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.









McGrath





Rooms:

Property Type: House Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$715,000 **Median House Price** March quarter 2019: \$760,000

Comparable Properties



20 Mussert Av DINGLEY VILLAGE 3172 (REI)

4



Price: \$750.000 Method: Private Sale Date: 09/04/2019

Rooms: -

Property Type: House Land Size: 537 sqm approx

32 Jacks Av DINGLEY VILLAGE 3172 (REI)

-3





Price: \$717,500 Method: Private Sale Date: 01/05/2019

Rooms: -

Property Type: House Land Size: 577 sqm approx

23 Toorak Dr DINGLEY VILLAGE 3172 (REI)







Price: \$684,500 Date: 26/04/2019

Property Type: House Land Size: 551 sqm approx **Agent Comments**

Agent Comments

Agent Comments



Method: Private Sale

Rooms: -

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800





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