

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	4 Kingston Drive, Dingley Village Vic 3172
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$700,000	House		Unit	X	Suburb	Dingley Village
Period - From	01/01/2018	to	31/12/2018	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	5/57 Centre Dandenong Rd DINGLEY VILLAGE 3172	\$645,000	20/10/2018
2	2/270 Spring Rd DINGLEY VILLAGE 3172	\$640,000	16/10/2018
3	7/36 Marcus Rd DINGLEY VILLAGE 3172	\$640,000	13/10/2018

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.

4 Kingston Drive, Dingley Village Vic 3172

hockingstuart

Garry Donovan

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2018: \$700,000



3 -

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



5/57 Centre Dandenong Rd DINGLEY VILLAGE 3172 (VG) **Agent Comments**

3 - -

Price: \$645,000

Method: Sale

Date: 20/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/270 Spring Rd DINGLEY VILLAGE 3172 (VG) **Agent Comments**

3 - -

Price: \$640,000

Method: Sale

Date: 16/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



7/36 Marcus Rd DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

3 2 2

Price: \$640,000

Method: Auction Sale

Date: 13/10/2018

Rooms: -

Property Type: Unit