

Garry Donovan 03 9583 3246 0419 588 660 qdonovan@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

				360	, (1011 4 <i>1 )</i>	AF OI III	e Estate	Agenis Aci 1900
Property offer	ed for sale							
Including subu	Address luding suburb and postcode 4 Kingston Drive, Dingley Village Vic 3172							
ndicative sell	ing price							
or the meaning	of this price se	e cons	sumer.vic.gov.	au/under	quoting			
Range betwee	n \$600,000		&	\$660	0,000			
Median sale p	rice							
Median price	\$700,000	Hou	se	Unit	Х		Suburb	Dingley Village
Period - From	01/01/2018	to	31/12/2018		Source	REIV		
			-(- A D b	<u> </u>				

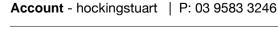
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







Generated: 18/02/2019 09:41

## hockingstuart

Garry Donovan 03 9583 3246 0419 588 660 gdonovan@hockingstuart.com.au

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 Agent Comments 3172 (VG)

•== 3

**y** - (

**~** -

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



**₽** -

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)

í

2

Price: \$640,000 Method: Auction Sale Date: 13/10/2018

Rooms: -

Property Type: Unit





Account - hockingstuart | P: 03 9583 3246

Generated: 18/02/2019 09:41

**Agent Comments**