

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

6 Village Drive Dingley Village VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$999,000

Property type

House

Suburb

Dingley Village

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

13 Shannon Court Dingley Village VIC 3172	\$972,000	12-Feb-21
16 Pickworth Drive Dingley Village VIC 3172	\$1,035,000	24-Jun-21

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 6 months.

This Statement of Information was prepared on: 22 September 2021

Health and Wellbeing at Property Inspections

Read and understand the health and wellbeing of your property and your health is of our utmost priority. To ensure your wellbeing is of our highest priority, we have set up a series of health and wellbeing inspections.

- RS** Recent sale
- UN** Undisclosed Sale
- RS** Recent sale
- UN** Undisclosed Sale
- RS** Recent sale
- UN** Undisclosed Sale

* Selling within 3 years of age are not included in this table. Excludes owners, tenants, and the vendors. Multiple properties are not included in this table. We ask that you please refer to the relevant property if you are planning to buy the property, as there may be multiple properties which are not included. * New homes in contact with owners who have been diagnosed with or exposed to COVID-19. * New homes in contact with owners who have been diagnosed with or exposed to COVID-19. * New homes in contact with owners who have been diagnosed with or exposed to COVID-19.

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13 Shannon Court Dingley Village VIC 3172

3 2 2

Sold Price **\$972,000** Sold Date **12-Feb-21**

Distance **0.2km**

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16 Pickworth Drive Dingley Village VIC 3172

3 2 3

Sold Price **\$1,035,000** Sold Date **24-Jun-21**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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