

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

3 Snead Court 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Dingley Village

Period-from

01 Nov 2018

to

31 Oct 2019

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

9 Westbury Court Dingley Village VIC 3172	\$755,000	17-Aug-19
6 Earlwood Street Dingley Village VIC 3172	\$875,500	21-Sep-19
7 Mungari Street Dingley Village VIC 3172	\$860,000	31-Jul-19

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: 08 November 2019

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**9 Westbury Court Dingley Village
VIC 3172**

 3  1  1

Sold Price

\$755,000

Sold Date

17-Aug-19

Distance

0.4km



**6 Earlwood Street Dingley Village
VIC 3172**

 4  2  1

Sold Price

^{RS} **\$875,500**

Sold Date

21-Sep-19

Distance

0.41km



**7 Mungari Street Dingley Village
VIC 3172**

 3  2  2

Sold Price

\$860,000

Sold Date

31-Jul-19

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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