

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	26 Ridder Court Dingley Village, 3172
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Indicative selling price

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

Range between	\$680,000 & \$748,000
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Median sale price

Median price	\$742,850	Property Type	HOUSE	Suburb	DINGLEY VILLAGE
Period - From	01-Nov-2022	to	31-Oct-2023	Source	Corelogic

Comparable property sales

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	14/1 JOHANNA COURT DINGLEY VILLAGE VIC 3172	\$937,500	22-Jul-2023
2	27 RIDDER COURT DINGLEY VILLAGE VIC 3172	\$780,000	23-Sep-2023
3	12A CASCO PLACE DINGLEY VILLAGE VIC 3172	\$785,000	09-Sep-2023

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