### 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	1/57 Tootal Road, Dingley Village Vic 3172
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$820,000 & \$890,000	Range between	\$820,000	&	\$890,000
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#### Median sale price

Median price	\$825,000	Pro	perty Type T	ownhouse		Suburb	Dingley Village
Period - From	28/08/2023	to	27/08/2024		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

Add	dress of comparable property	Price	Date of sale
1	6 Harry Ct DINGLEY VILLAGE 3172	\$900,000	14/08/2024
2	10 Martens PI DINGLEY VILLAGE 3172	\$880,000	23/05/2024
3	3/28 Howard Rd DINGLEY VILLAGE 3172	\$880,000	28/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/08/2024 15:26
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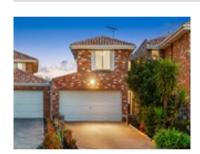






**Indicative Selling Price** \$820,000 - \$890,000 **Median Townhouse Price** 28/08/2023 - 27/08/2024: \$825,000

## Comparable Properties



6 Harry Ct DINGLEY VILLAGE 3172 (REI)





Price: \$900,000

Method: Sold Before Auction

Date: 14/08/2024

Property Type: Townhouse (Res)

**Agent Comments** 



10 Martens PI DINGLEY VILLAGE 3172 (REI)







Price: \$880,000 Method: Private Sale Date: 23/05/2024

Property Type: Townhouse (Res)

Agent Comments



3/28 Howard Rd DINGLEY VILLAGE 3172 (VG) Agent Comments





Price: \$880.000 Method: Sale Date: 28/02/2024

Property Type: Flat/Unit/Apartment (Res)

**Account** - Barry Plant | P: 03 9586 0500



