

# 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

1/57 Tootal Road, Dingley Village Vic 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$820,000

&

\$890,000

### Median sale price

Median price

\$825,000

Property Type

Townhouse

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	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 comparable properties 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



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**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)**

Agent Comments



**Price:** \$900,000  
**Method:** Sold Before Auction  
**Date:** 14/08/2024  
**Property Type:** Townhouse (Res)



**10 Martens PI DINGLEY VILLAGE 3172 (REI)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** Townhouse (Res)



**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)