

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

5/2-4 Greenview Close, Dingley Village Vic 3172

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$915,000 Property Type Unit Suburb Dingley Village

Period - From 01/07/2021 to 30/09/2021 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	10/61 Centre Dandenong Rd DINGLEY VILLAGE 3172	\$900,000	06/08/2021
2	13/36 Marcus Rd DINGLEY VILLAGE 3172	\$830,000	05/05/2021
3	9/2-4 Greenview CI DINGLEY VILLAGE 3172	\$820,000	22/05/2021

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:

03/11/2021 15:26



Rooms: 2
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

September quarter 2021: \$915,000

Comparable Properties

10/61 Centre Dandenong Rd DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 06/08/2021
Property Type: Townhouse (Res)

13/36 Marcus Rd DINGLEY VILLAGE 3172 (VG) Agent Comments



Price: \$830,000
Method: Sale
Date: 05/05/2021
Property Type: Flat/Unit/Apartment (Res)



9/2-4 Greenview CI DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Townhouse (Res)
Land Size: 287 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388