

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | Unit 20/65-67 TOOTAL RD Dingley Village, 3172 |
|---|---|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$680,000 & \$748,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|-----------------|
| Median price | \$765,000 | Property Type | UNIT | Suburb | DINGLEY VILLAGE |
| Period - From | 01-Jan-2022 | to | 31-Dec-2022 | Source | Corelogic |

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 | 4/3-5 DINGLEY COURT DINGLEY VILLAGE VIC 3172 | \$735,700 | 23-Nov-2022 |
| 2 | 10/36 MARCUS ROAD DINGLEY VILLAGE VIC 3172 | \$855,000 | 18-Nov-2022 |
| 3 | 2/6 MUSSERT AVENUE DINGLEY VILLAGE VIC 3172 | \$690,000 | 18-Aug-2022 |

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