

## 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

23 Toorak Drive, Dingley Village Vic 3172

#### Indicative selling price

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

Single price \$650,000

#### Median sale price

Median price \$857,500 House ☒ Unit ☐ Suburb Dingley Village

Period - From 01/01/2018 to 31/12/2018 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 | 25 Village Dr DINGLEY VILLAGE 3172 | \$690,000 | 03/01/2019   |
| 2 | 9 Casco PI DINGLEY VILLAGE 3172    | \$655,000 | 09/12/2018   |
| 3 | 82 Howard Rd DINGLEY VILLAGE 3172  | \$651,000 | 04/12/2018   |

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.



4 3 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 551 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000  
**Median House Price**  
Year ending December 2018: \$857,500

## Comparable Properties



**25 Village Dr DINGLEY VILLAGE 3172 (REI)**

**Agent Comments**

4 2 2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 03/01/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 526 sqm approx



**9 Casco Pl DINGLEY VILLAGE 3172 (VG)**

**Agent Comments**

3 - -

**Price:** \$655,000  
**Method:** Sale  
**Date:** 09/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx

**82 Howard Rd DINGLEY VILLAGE 3172 (VG)**

**Agent Comments**

3 - -

**Price:** \$651,000  
**Method:** Sale  
**Date:** 04/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx