

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and postcode 12 Botany Court, Dingley Village

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$735,000 & \$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$811,000 \*House ☒ \*Unit ☐ Suburb Dingley Village  
Period - From 01/10/2018 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
8 Florida Ave, Dingley Village	\$ 800,000	28/11/2018
119 Howard Rd, Dingley Village	\$ 736,500	01/12/2018
10 Heron Court, Dingley Village	\$ 760,000	07/12/2018