

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

88 Howard Road, Dingley Village Vic 3172

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,071,000

Property Type

House

Suburb

Dingley Village

Period - From

01/04/2024

to

30/06/2024

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 Penn PI DINGLEY VILLAGE 3172	\$1,261,500	10/08/2024
2	103 Howard Rd DINGLEY VILLAGE 3172	\$1,115,000	03/07/2024
3	16 Teralba CI DINGLEY VILLAGE 3172	\$1,265,000	04/05/2024

OR

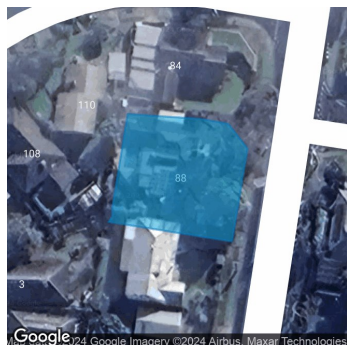
- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/09/2024 17:43

Jake Mabey
(03) 9586 0500
0416 147 767
jmabey@barryplant.com.au

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
June quarter 2024: \$1,071,000



Property Type: House (Previously Occupied - Detached)
Land Size: 699 sqm approx
[Agent Comments](#)

Comparable Properties



6 Penn PI DINGLEY VILLAGE 3172 (REI)

[Agent Comments](#)



Price: \$1,261,500
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 828 sqm approx



103 Howard Rd DINGLEY VILLAGE 3172 (REI/VG)

[Agent Comments](#)



Price: \$1,115,000
Method: Sold Before Auction
Date: 03/07/2024
Property Type: House (Res)
Land Size: 531 sqm approx



16 Teralba CI DINGLEY VILLAGE 3172 (REI/VG)

[Agent Comments](#)



Price: \$1,265,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 681 sqm approx

Account - Barry Plant | P: 03 9586 0500