

Statement of Information

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	4 Obrien Close Dingley Village, 3172
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Indicative selling price

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

Range between	\$1,100,000 & \$1,200,000
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Median sale price

Median price	\$1,100,000	Property Type	HOUSE	Suburb	DINGLEY VILLAGE
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Period - From	07-Jan-2023	to	01-Sep-2023	Source	realestate
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Comparable property sales

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	4 Donhaven Court, Dingley Village, Vic	\$1,165,000	19-Aug-2023
2	7 Priorswood Close, Dingley Village, Vic	\$1,225,000	19-Aug-2023
3	4 Attenborough Court, Dingley Village, Vic 3172	\$1,250,000	26-Aug-2023

This statement of information was prepared on 11-Dec-2023 at 6:35:30 PM EST