

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

3/8-10 Golfwood Close Dingley Village VIC 3172

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Dingley Village

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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 6 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

32/52-70 Centre Dandenong Road Dingley Village VIC 3172	\$570,000	14-Apr-20
15/52-70 Centre Dandenong Road Dingley Village VIC 3172	\$580,000	11-Aug-20

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 6 months.

This Statement of Information was prepared on: 18 September 2020



**32/52-70 Centre Dandenong Road
Dingley Village VIC 3172**

 2  -  -

Sold Price

\$570,000

Sold Date

14-Apr-20

Distance

1.51km



**15/52-70 Centre Dandenong Road
Dingley Village VIC 3172**

 2  1  1

Sold Price

^{RS} **\$580,000**

Sold Date

11-Aug-20

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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