

## 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

65 Village 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$899,000

Property type

House

Suburb

Dingley Village

Period-from

01 Dec 2019

to

30 Nov 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

46 Village Drive Dingley Village VIC 3172	\$788,000	25-Jul-20
2 Village Drive Dingley Village VIC 3172	\$765,000	06-Aug-20
230 Centre Dandenong Road Dingley Village VIC 3172	\$750,000	23-Nov-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: 22 December 2020

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**46 Village Drive Dingley Village VIC 3172** Sold Price **\$788,000** Sold Date **25-Jul-20**

 3  1  2

Distance **0.32km**



**2 Village Drive Dingley Village VIC 3172** Sold Price **\$765,000** Sold Date **06-Aug-20**

 3  2  1

Distance **0.57km**



**230 Centre Dandenong Road  
Dingley Village VIC 3172**

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **23-Nov-20**

 3  2  2

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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