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

1/34 Howard Road, Dingley Village Vic 3172

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

| Median price | $652,000 | Property Type | Unit | Suburb | Dingley Village |

| Period - From | 23/03/2020 | to | 22/03/2021 | 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	1/16 St Marks Cl DINGLEY VILLAGE 3172	$680,000	23/01/2021
2	88b Centre Dandenong Rd DINGLEY VILLAGE 3172	$680,000	05/12/2020
3			

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: 23/03/2021 12:29

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
23/03/2020 - 22/03/2021: $652,000

🛏 2   🛁 1   🚗 1

Property Type: Unit
Agent Comments

Comparable Properties

1/16 St Marks Cl DINGLEY VILLAGE 3172 (REI)

🛏 2   🛁 1   🚗 1

Price: $680,000
Method: Private Sale
Date: 23/01/2021
Property Type: Unit

Agent Comments

88b Centre Dandenong Rd DINGLEY VILLAGE 3172 (VG)

🛏 2   🛁 -   🚗 -

Price: $680,000
Method: Sale
Date: 05/12/2020
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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.

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