## 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

13 Shelford Grove, Dingley Village Vic 3172

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |                   |  |           |      |          |                 |  |
|--|-------------|-----|-------------------|--|-----------|------|----------|-----------------|--|
| Range betweer  | n \$840,000 |     | &                 |  | \$920,000 |      |          |                 |  |
| Median sale price  |             |     |                   |  |           |      |          |                 |  |
| Median price   | \$1,134,000 | Pro | Property Type Hou |  | Jse       |      | Suburb   | Dingley Village |  |
| Period - From  | 07/05/2024  | to  | 06/05/2025        |  | So        | urce | Property | y Data          |  |

### 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.

| Ad | dress of comparable property       | Price     | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1  | 6 Anita Av DINGLEY VILLAGE 3172    | \$962,000 | 03/05/2025   |
| 2  | 13 Rhoda St DINGLEY VILLAGE 3172   | \$868,000 | 29/03/2025   |
| 3  | 14 Glenway Dr DINGLEY VILLAGE 3172 | \$925,000 | 01/03/2025   |

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:

07/05/2025 11:20









**Property Type:** Agent Comments Indicative Selling Price \$840,000 - \$920,000 Median House Price 07/05/2024 - 06/05/2025: \$1,134,000

# **Comparable Properties**

| 6 Anita Av DINGLEY VILLAGE 3172 (REI)<br>3 1 2<br>Price: \$962,000<br>Method: Auction Sale<br>Date: 03/05/2025<br>Property Type: House<br>Land Size: 587 sqm approx       | Agent Comments |
|---|----------------|
| 13 Rhoda St DINGLEY VILLAGE 3172 (REI)<br>3 2 2 2<br>Price: \$868,000<br>Method: Auction Sale<br>Date: 29/03/2025<br>Property Type: House (Res)                           | Agent Comments |
| 14 Glenway Dr DINGLEY VILLAGE 3172 (REI/VG)   3 2 2   Price: \$925,000   Method: Auction Sale   Date: 01/03/2025   Property Type: House (Res)   Land Size: 533 sqm approx | Agent Comments |

#### Account - Barry Plant | P: 03 9586 0500



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