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	37 Village Drive, Dingley Village Vic 3172

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $1,128,500 Property Type House Suburb Dingley Village

Period - From 01/07/2023 to 30/09/2023 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	42 Village Dr DINGLEY VILLAGE 3172	$900,000	19/08/2023
2	2 Albert Pl DINGLEY VILLAGE 3172	$895,000	26/09/2023
3	2 Arlington Ct DINGLEY VILLAGE 3172	$850,000	12/08/2023

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: 19/10/2023 13:34

37 Village Drive, Dingley Village Vic 3172



5 -

Property Type: House (Previously Occupied - Detached)
Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
September quarter 2023: $1,128,500

Comparable Properties



42 Village Dr DINGLEY VILLAGE 3172 (REI)

4 2 2

Price: $900,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 537 sqm approx

Agent Comments



2 Albert Pl DINGLEY VILLAGE 3172 (REI)

3 2 2

Price: $895,000
Method: Private Sale
Date: 26/09/2023
Property Type: Unit
Land Size: 355 sqm approx

Agent Comments



2 Arlington Ct DINGLEY VILLAGE 3172 (REI/VG)

4 1 2

Price: $850,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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