

# 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

21 Greenwoods Close, 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)

Single price

\$950,000

### Median sale price

Median price

\$875,500

Property Type

House

Suburb

Dingley Village

Period - From

01/07/2019

to

30/09/2019

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	5 Attenborough Ct DINGLEY VILLAGE 3172	\$950,000	23/11/2019
2	26 Timms Cr DINGLEY VILLAGE 3172	\$895,000	26/10/2019
3	7 Mungari St DINGLEY VILLAGE 3172	\$860,000	31/07/2019

**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:

02/12/2019 15:54



 3    2    2

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000

**Median House Price**

September quarter 2019: \$875,500

## Comparable Properties



**5 Attenborough Ct DINGLEY VILLAGE 3172 (REI)**

Agent Comments

 5    2    2

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** House (Res)

**26 Timms Cr DINGLEY VILLAGE 3172 (REI)**

Agent Comments

 3    2    2

**Price:** \$895,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**7 Mungari St DINGLEY VILLAGE 3172 (VG)**

Agent Comments

 3    -    -

**Price:** \$860,000

**Method:** Sale

**Date:** 31/07/2019

**Property Type:** House (Res)

**Land Size:** 656 sqm approx