

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 26 Elliott Crescent, Dingley Village Vic 3172

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$842,000 House X Unit Suburb Dingley Village

Period - From 01/07/2018 to 30/09/2018 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 Broadleaf Ct KEYSBOROUGH 3173	\$930,000	31/10/2018
2	13 Dorrington Ct DINGLEY VILLAGE 3172	\$895,000	17/09/2018
3	7 Bogey Ct DINGLEY VILLAGE 3172	\$890,000	27/10/2018

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.

26 Elliott Crescent, Dingley Village Vic 3172

Michael Scudds
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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$920,000
Median House Price
September quarter 2018: \$842,000

Comparable Properties



5 Broadleaf Ct KEYSBOROUGH 3173 (REI)

Agent Comments

3 2 2

Price: \$930,000
Method: Private Sale
Date: 31/10/2018
Rooms: 4
Property Type: House
Land Size: 400 sqm approx



13 Dorrington Ct DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

3 2 1

Price: \$895,000
Method: Private Sale
Date: 17/09/2018
Rooms: -
Property Type: House
Land Size: 526 sqm approx



7 Bogey Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments

3 2 2

Price: \$890,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx