

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 10 St Cuthberts Avenue Dingley Village

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$749,000

#### Median sale price




Median price: \$883,500 House Suburb: Dingley Village  
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

#### Comparable property sales

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.



#### 17 Hillingdon Ct DINGLEY VILLAGE




3  2  2 

See the light, love the location, give everyone in the family the space they deserve with great accommodation! Stretched out

**Sold by Auction \$750,000**  
**Date Sold 22/09/2018**  
**Land 529 SqM**



#### 80 Village Dr DINGLEY VILLAGE




4  1  1 

Step up to life on your own full-sized family block with great family value and invaluable outdoor space! Abundantly

**Sold by Auction \$790,000**  
**Date Sold 16/06/2018**  
**Land 557 SqM**



#### 16 Shannon Ct DINGLEY VILLAGE

3  2  2 

Alive with character and rich with charm, you would be hard pushed to find a cosier home to see you through the winter

**Sold by Auction \$786,000**  
**Date Sold 05/05/2018**