

## 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

58 Howard Road, 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)

Range between

\$650,000

&

\$715,000

#### Median sale price

Median price

\$760,000

House

X

Unit

Suburb

Dingley Village

Period - From

01/01/2019

to

31/03/2019

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	20 Mussert Av DINGLEY VILLAGE 3172	\$750,000	09/04/2019
2	32 Jacks Av DINGLEY VILLAGE 3172	\$717,500	01/05/2019
3	23 Toorak Dr DINGLEY VILLAGE 3172	\$684,500	26/04/2019

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.



4   -  

**Rooms:**  
**Property Type:** House  
**Land Size:** 530 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$715,000  
**Median House Price**  
March quarter 2019: \$760,000

## Comparable Properties



**20 Mussert Av DINGLEY VILLAGE 3172 (REI)**   **Agent Comments**

4   1   2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 09/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 537 sqm approx



**32 Jacks Av DINGLEY VILLAGE 3172 (REI)**   **Agent Comments**

3   2   2

**Price:** \$717,500  
**Method:** Private Sale  
**Date:** 01/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 577 sqm approx



**23 Toorak Dr DINGLEY VILLAGE 3172 (REI)**   **Agent Comments**

4   3   2

**Price:** \$684,500  
**Method:** Private Sale  
**Date:** 26/04/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 551 sqm approx