

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

3 Eagle Court, Dingley Village Vic 3172

Indicative selling price

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

Range between \$720,000

&

\$750,000

Median sale price

Median price \$891,925

House

X

Unit

Suburb Dingley Village

Period - From 01/04/2017

to

30/06/2017

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	4 Bayville Dr DINGLEY VILLAGE 3172	\$770,000	01/04/2017
2	256 Spring Rd DINGLEY VILLAGE 3172	\$750,000	20/05/2017
3	35 Plaza Cr DINGLEY VILLAGE 3172	\$720,000	27/05/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



4 Bayville Dr DINGLEY VILLAGE 3172 (REI/VG) Agent Comments



Price: \$770,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House

Land Size: 541 sqm approx



256 Spring Rd DINGLEY VILLAGE 3172 (REI) Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 532 sqm approx



35 Plaza Cr DINGLEY VILLAGE 3172 (REI) Agent Comments



Price: \$720,000

Method: Private Sale

Date: 27/05/2017

Rooms: -

Property Type: House