

# 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 1 Club Court, 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 \$875,000 or range between &

### Median sale price

Median price \$1,085,750 Property type House Suburb DINGLEY VILLAGE  
Period - From 02/04/2023 to 01/04/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 48 Howard Road Dingley Village Vic 3172	\$890,000	2023-11-03
2 17 Glenway Drive Dingley Village Vic 3172	\$821,500	2024-02-15
3 7 St Cuthberts Avenue Dingley Village Vic 3172	\$860,000	2023-12-16

This Statement of Information was prepared on: 02/04/2024

