

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 15 Higgins Close, Dingley Village, VIC 3172

Indicative selling price

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

Single price or range between \$1,400,000 & \$1,470,000

Median sale price

Median price \$1,071,000 Property type House Suburb DINGLEY VILLAGE
Period - From 17/07/2022 to 16/07/2023 Source core_logic

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 1 7 Dougand Court Dingley Village Vic 3172 | \$1,485,000 | 2023-06-03 |
| 2 12 Cardinal Court Dingley Village Vic 3172 | \$1,375,000 | 2023-03-20 |
| 3 4 Nursery Court Dingley Village | 1,416,000 | 2023-6-17 |

This Statement of Information was prepared on: 17/07/2023

