

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 16/57 Tootal Road, Dingley Village, VIC 3172

Indicative selling price

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

Price Range

\$790,000

&

\$879,000

Median sale price

Median price

\$742,850

Property Type

Unit

Suburb

Dingley Village (3172)

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

Comparable property sales

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These are the three properties sold within five kilometres of the property for sale in the last 18 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
4/36 MARCUS ROAD, DINGLEY VILLAGE VIC 3172	\$877,000	02/09/2023
3/18 HAYDEN ROAD, CLAYTON SOUTH VIC 3169	\$847,000	25/06/2023
7/36 MARCUS ROAD, DINGLEY VILLAGE VIC 3172	\$785,000	04/10/2023

This Statement of Information was prepared on: 23/10/2023