

# 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

2 Nursery 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)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,098,000 Property Type House Suburb Dingley Village

Period - From 28/02/2023 to 28/02/2024 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	19 St Marks CI DINGLEY VILLAGE 3172	\$1,236,000	11/11/2023
2	7 Bogey Ct DINGLEY VILLAGE 3172	\$1,150,000	20/01/2024
3	4 Ely Ct DINGLEY VILLAGE 3172	\$1,085,000	27/12/2023

**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.~~

This Statement of Information was prepared on:

29/02/2024 10:39



4   2   2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 658 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
28/02/2023 - 28/02/2024: \$1,098,000

## Comparable Properties



**19 St Marks CI DINGLEY VILLAGE 3172 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,236,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



**7 Bogey Ct DINGLEY VILLAGE 3172 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 20/01/2024  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**4 Ely Ct DINGLEY VILLAGE 3172 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$1,085,000  
**Method:** Sold Before Auction  
**Date:** 27/12/2023  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598