Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/71-75 Centre Dandenong Road, Dingley Village Vic 3172

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$740,000		&		\$790,000			
Median sale p	rice							
Median price	\$785,000	Pro	operty Type	Unit			Suburb	Dingley Village
Period - From	01/04/2023	to	31/03/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/4-6 Dingley Ct DINGLEY VILLAGE 3172	\$820,000	07/04/2024
2	4 Shoal Ct DINGLEY VILLAGE 3172	\$745,000	20/04/2024
3			

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:

25/06/2024 16:09



7/71-75 Centre Dandenong Road, Dingley Village Vic 3172

BARRYPLANT





Property Type: Unit **Land Size:** 256 sqm approx Agent Comments Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$740,000 - \$790,000 Median Unit Price Year ending March 2024: \$785,000

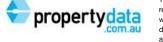
Comparable Properties



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.

Account - Barry Plant | P: 03 9586 0500





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