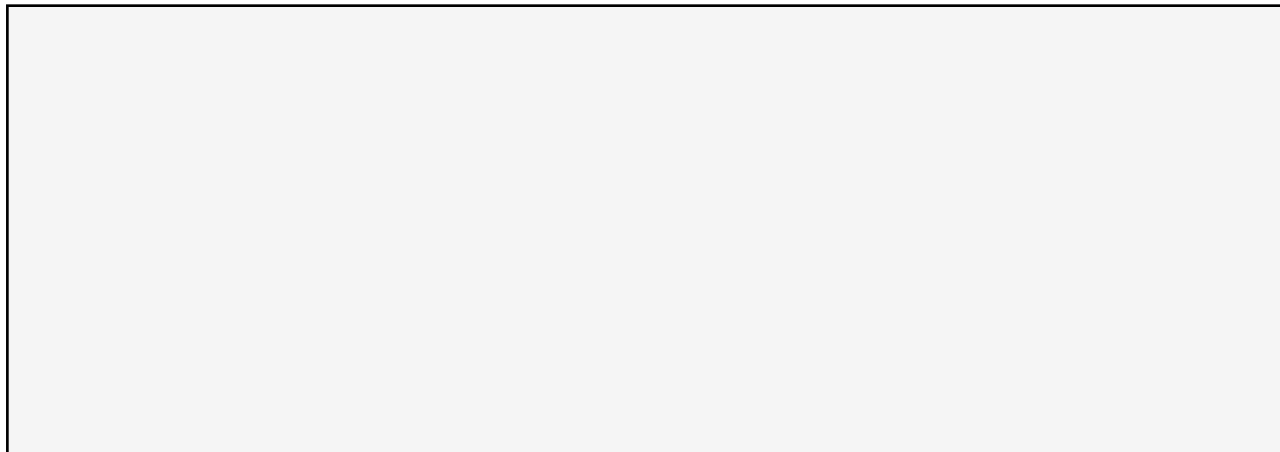


Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address Including suburb and postcode: 5 WILLOW-GLEN COURT, DINGLEY VILLAGE, VIC 3172

Indicative selling price

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

Price Range: \$610,000 to \$670,000

Median sale price

Median price: \$838,000 House Unit Suburb: DINGLEY VILLAGE
Period: 01 January 2018 to 31 December 2018 Source:

Comparable property sales

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
23 SOUTHERN DR, DINGLEY VILLAGE, VIC 3172	\$700,000	24/01/2019
9 CASCO PL, DINGLEY VILLAGE, VIC 3172	\$655,000	09/12/2018
82 HOWARD RD, DINGLEY VILLAGE, VIC 3172	\$651,000	04/12/2018