

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

14 Colin Court, Dingley Village Vic 3172

Indicative selling price

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

Range between \$1,150,000

&

\$1,230,000

Median sale price

Median price \$1,088,250

Property Type House

Suburb Dingley Village

Period - From 15/12/2022

to

14/12/2023

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	23 Elliott Cr DINGLEY VILLAGE 3172	\$1,290,000	01/09/2023
2	19 St Marks CI DINGLEY VILLAGE 3172	\$1,236,000	11/11/2023
3	2 Newbridge CI DINGLEY VILLAGE 3172	\$1,210,000	29/07/2023

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:

15/12/2023 14:22



 5  3  4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,230,000

Median House Price

15/12/2022 - 14/12/2023: \$1,088,250

Comparable Properties



23 Elliott Cr DINGLEY VILLAGE 3172 (REI/VG) Agent Comments

 5  2  1

Price: \$1,290,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: House (Res)

Land Size: 534 sqm approx



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



2 Newbridge CI DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 580 sqm approx