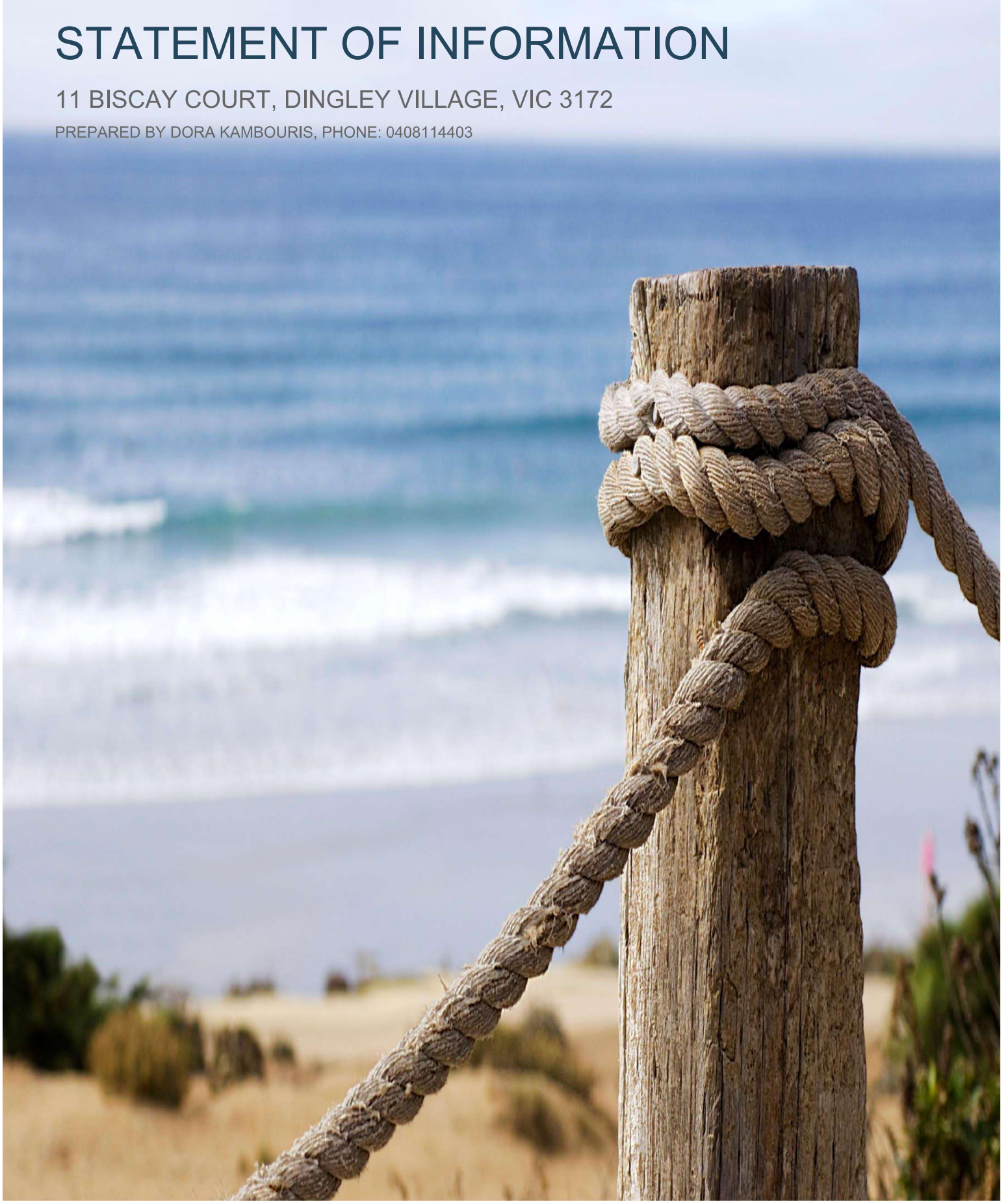


STATEMENT OF INFORMATION

11 BISCAY COURT, DINGLEY VILLAGE, VIC 3172

PREPARED BY DORA KAMBOURIS, PHONE: 0408114403



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 BISCAY COURT, DINGLEY VILLAGE,

 3  2  2

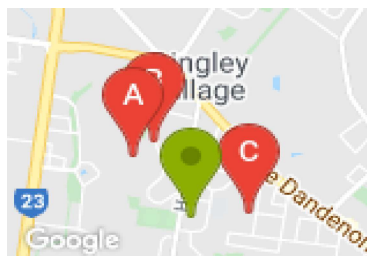
Indicative Selling Price

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

Price Range: \$830,000 to \$880,000

Provided by: Dora Kambouris, Barry Plant Mordialloc

MEDIAN SALE PRICE



DINGLEY VILLAGE, VIC, 3172

Suburb Median Sale Price (House)

\$895,000

01 October 2019 to 30 September 2020

Provided by: 

COMPARABLE PROPERTIES

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.



57 KINGSTON DR, DINGLEY VILLAGE, VIC 3172  3  2  2

Sale Price

\$750,000

Sale Date: 31/08/2020

Distance from Property: 567m



46 VILLAGE DR, DINGLEY VILLAGE, VIC 3172  3  1  2

Sale Price

\$788,000

Sale Date: 25/07/2020

Distance from Property: 585m



Inspection by Private Appointment

In regards to COVID-19, many businesses are adjusting their procedures in order to adapt to the evolving nature of the situation.

Due to the latest government restrictions on the real estate industry and public open homes, Buxton will be conducting **inspections by private appointment only** to ensure the safety of our clients and staff.



6 LORD AVE, DINGLEY VILLAGE, VIC 3172

 4  2  2

Sale Price

\$938,000

Sale Date: 04/07/2020

Distance from Property: 378m



This report has been compiled on 08/11/2020 by Barry Plant Mordialloc. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

11 BISCAY COURT, DINGLEY VILLAGE, VIC 3172

Indicative selling price

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

Price Range:

\$830,000 to \$880,000

Median sale price

Median price

\$895,000

Property type

House

Suburb

DINGLEY VILLAGE

Period

01 October 2019 to 30 September 2020

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

57 KINGSTON DR, DINGLEY VILLAGE, VIC 3172	\$750,000	31/08/2020
46 VILLAGE DR, DINGLEY VILLAGE, VIC 3172	\$788,000	25/07/2020
6 LORD AVE, DINGLEY VILLAGE, VIC 3172	\$938,000	04/07/2020

This Statement of Information was prepared

08/11/2020