

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

36 JOLIMONT PLACE DINGLEY VILLAGE VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,740,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,077,250

Property type

House

Suburb

Dingley Village

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

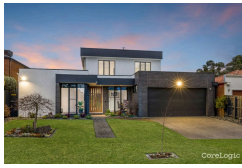
Date of sale

9 HIGGINS CLOSE DINGLEY VILLAGE VIC 3172	\$1,955,000	17-Aug-24
46 KINGSWOOD DRIVE DINGLEY VILLAGE VIC 3172	\$1,728,000	01-Jul-24
51 RHODA STREET DINGLEY VILLAGE VIC 3172	\$1,970,000	21-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 24 October 2024


9 HIGGINS CLOSE DINGLEY VILLAGE VIC 3172
 4  2  2

 Sold Price **\$1,955,000** Sold Date **17-Aug-24**

 Distance **0.36km**

46 KINGSWOOD DRIVE DINGLEY VILLAGE VIC 3172
 5  3  2

 Sold Price ^{RS} **\$1,728,000** Sold Date **01-Jul-24**

 Distance **1.87km**

51 RHODA STREET DINGLEY VILLAGE VIC 3172
 5  3  3

 Sold Price **\$1,970,000** Sold Date **21-Feb-24**

 Distance **2km**
RS = Recent sale **UN** = Undisclosed Sale

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