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	22 Jacks Avenue, Dingley Village Vic 3172

Indicative selling price

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

Median sale price

Median price	\$1,142,500	Pro	perty Type	House		Suburb	Dingley Village
Period - From	01/10/2024	to	31/12/2024		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

1	1 Nambrok CI DINGLEY VILLAGE 3172	\$1,206,000	19/10/2024
2	1 Verdant PI DINGLEY VILLAGE 3172	\$1,330,000	05/10/2024
3	8 Nambrok CI DINGLEY VILLAGE 3172	\$1,325,000	10/09/2024

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:	11/02/2025 13:53



Date of sale

BARRYPLANT

Jake Mabey (03) 9586 0500 0416 147 767 jmabey@barryplant.com.au

Indicative Selling Price \$1,240,000 - \$1,320,000 **Median House Price** December quarter 2024: \$1,142,500





Comparable Properties



1 Nambrok CI DINGLEY VILLAGE 3172 (REI/VG)

Price: \$1,206,000 Method: Auction Sale Date: 19/10/2024

Property Type: House (Res) Land Size: 611 sqm approx

Agent Comments



1 Verdant PI DINGLEY VILLAGE 3172 (REI/VG)

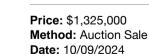
Agent Comments

Price: \$1,330,000 Method: Auction Sale Date: 05/10/2024

Property Type: House (Res) Land Size: 607 sqm approx

8 Nambrok CI DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Date: 10/09/2024 Property Type: House (Res)

Land Size: 587 sqm approx

Account - Barry Plant | P: 03 9586 0500





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