

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

Range between

\$1,240,000

&

\$1,320,000

Median sale price

Median price

\$1,142,500

Property 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	Date of sale
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:

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Property Type:
 Agent Comments

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)

Agent Comments



Price: \$1,206,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 611 sqm approx



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



Price: \$1,325,000
Method: Auction Sale
Date: 10/09/2024
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Barry Plant | P: 03 9586 0500