

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

20 Kingsland Close, Dingley Village Vic 3172

Indicative selling price

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

Single price

\$1,059,000

Median sale price

Median price

\$1,083,750

Property Type

House

Suburb

Dingley Village

Period - From

01/10/2023

to

31/12/2023

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	4 Liberty Ct DINGLEY VILLAGE 3172	\$1,145,000	09/09/2023
2	34 Campbell Gr DINGLEY VILLAGE 3172	\$1,086,500	02/11/2023
3	4 Ely Ct DINGLEY VILLAGE 3172	\$1,085,000	27/12/2023

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:

08/02/2024 13:20

20 Kingsland Close, Dingley Village Vic 3172

**Jellis
Craig**

Kon Galitos
9593 4500
0414 902 680
kongalitos



4 2 4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,059,000

Median House Price

December quarter 2023: \$1,083,750

Comparable Properties



4 Liberty Ct DINGLEY VILLAGE 3172 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,145,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 547 sqm approx



34 Campbell Gr DINGLEY VILLAGE 3172 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,086,500

Method: Auction Sale

Date: 02/11/2023

Property Type: House (Res)

Land Size: 534 sqm approx



4 Ely Ct DINGLEY VILLAGE 3172 (REI) **Agent Comments**

4 2 2

Price: \$1,085,000

Method: Sold Before Auction

Date: 27/12/2023

Property Type: House (Res)

Land Size: 571 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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