

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

11 LAKELAND COURT 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

\$1,280,000

&

\$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,090,000

Property type

House

Suburb

Dingley Village

Period-from

01 Jun 2023

to

31 May 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

50 KINGSTON DRIVE DINGLEY VILLAGE VIC 3172	\$1,330,000	17-Feb-24
11 DIMAR COURT DINGLEY VILLAGE VIC 3172	\$1,375,000	24-Feb-24
16 TERALBA CLOSE DINGLEY VILLAGE VIC 3172	\$1,265,000	04-May-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: 03 June 2024

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50 KINGSTON DRIVE DINGLEY

VILLAGE VIC 3172

4

2

2

Sold Price

\$1,330,000

Sold Date

17-Feb-24

Distance

1.26km



11 DIMAR COURT DINGLEY

VILLAGE VIC 3172

5

3

2

Sold Price

^{RS}\$1,375,000

Sold Date

24-Feb-24

Distance

2.04km



16 TERALBA CLOSE DINGLEY

VILLAGE VIC 3172

3

2

2

Sold Price

^{RS}\$1,265,000

Sold Date

04-May-24

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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