

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 9 Julius Avenue, Dingley Village Vic 3172

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

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	36 Jolimont PI DINGLEY VILLAGE 3172	\$1,825,000	18/11/2024
2	9 Higgins CI DINGLEY VILLAGE 3172	\$1,955,000	17/08/2024
3			

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.

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Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

December quarter 2024: \$1,142,500



Property Type:

Agent Comments

Comparable Properties



36 Jolimont PI DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$1,825,000

Method: Private Sale

Date: 18/11/2024

Property Type: House



9 Higgins CI DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$1,955,000

Method: Auction Sale

Date: 17/08/2024

Property Type: House (Res)

Land Size: 627 sqm approx

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.

Account - Barry Plant | P: 03 9586 0500



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