

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Brian Court Dingley Village, 3172
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Indicative selling price

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

Range between	\$850,000 & \$900,000
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Median sale price

Median price	\$1,077,250	Property Type	HOUSE	Suburb	DINGLEY VILLAGE
Period - From	01-Oct-2023	to	29-Sep-2024	Source	Corelogic

Comparable property sales

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	9 Locksley Close, Dingley Village	\$940,000	27-Apr-2024
2	31 Plaza Crescent, Dingley Village	\$855,786	13-Aug-2024
3	62 Village Drive, Dingley Village	\$870,000	04-Aug-2024

This statement of information was prepared on 25-Oct-2024 at 2:18:24 PM AEDT