

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

15 Wyndarra Crescent, Dingley Village Vic 3172

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$927,750

Property Type

House

Suburb

Dingley Village

Period - From

01/10/2019

to

30/09/2020

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 Australis Ct DINGLEY VILLAGE 3172	\$999,000	05/12/2020
2	35 Kingston Dr DINGLEY VILLAGE 3172	\$965,000	24/11/2020
3	2 Nambrok CI DINGLEY VILLAGE 3172	\$905,000	24/10/2020

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:

07/12/2020 09:26

15 Wyndarra Crescent, Dingley Village Vic 3172

Chisholm&Gamon

Carolyn Clarke

03 9531 1245

0414 944 933

cclarke@chisholmgamon.com.au

Indicative Selling Price

\$930,000

Median House Price

Year ending September 2020: \$927,750



4 2 3

Property Type: House (Res)

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



1 Australis Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments

4 2 2

Price: \$999,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)



35 Kingston Dr DINGLEY VILLAGE 3172 (REI)

Agent Comments

4 2 2

Price: \$965,000

Method: Sold Before Auction

Date: 24/11/2020

Property Type: House (Res)



2 Nambrok Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments

4 2 2

Price: \$905,000

Method: Private Sale

Date: 24/10/2020

Property Type: House

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.