

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	18 Kingston Drive, Dingley Village, VIC 3172
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Indicative selling price

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

Single Price	\$1,150,000
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Median sale price

Median price	\$1,077,250	Property Type	House	Suburb	Dingley Village (3172)
Period - From	01/10/2023	to	30/09/2024	Source	Corelogic

Comparable property sales

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
4 KUBIS CRESCENT, DINGLEY VILLAGE VIC 3172	\$1,100,000	31/08/2024
11 JANNALI DRIVE, DINGLEY VILLAGE VIC 3172	\$1,120,500	02/08/2024
268 SPRING ROAD, DINGLEY VILLAGE VIC 3172	\$1,060,000	17/08/2024

This Statement of Information was prepared on: 07/10/2024