

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

14 Fernhill Drive, Dingley Village Vic 3172

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Dingley Village

Period - From

23/12/2023

to

22/12/2024

Source

Property Data

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 Verdant PI DINGLEY VILLAGE 3172	\$1,330,000	05/10/2024
2	4 Wattlebird Ct DINGLEY VILLAGE 3172	\$1,355,000	09/09/2024
3	5 Greenview CI DINGLEY VILLAGE 3172	\$1,425,000	29/06/2024

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:

23/12/2024 13:33



Property Type: Land
Land Size: 648 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 23/12/2023 - 22/12/2024: \$1,120,000

Comparable Properties



1 Verdant PI DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 607 sqm approx



4 Wattlebird Ct DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$1,355,000
Method: Private Sale
Date: 09/09/2024
Property Type: House (Res)
Land Size: 530 sqm approx



5 Greenview CI DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 720 sqm approx

Account - Barry Plant | P: 03 9586 0500



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