

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

10 Kingsland Close, Dingley Village, Vic 3172

Indicative selling price

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

range between

\$800,000

&

\$880,000

Median sale price

Median price

\$757,500

Property type

Unit

Suburb

Dingley Village

Period - From

01/02/2023

to

31/01/2024

Source



PropTrack

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
2/69 Centre Dandenong Road, Dingley Village, VIC 3172	\$820,000	11/01/2024
21 Evergreen Boulevard, Keysborough, VIC 3173	\$860,000	25/11/2023
551 Lower Dandenong Road, Dingley Village, VIC 3172	\$855,000	18/02/2024

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: 23/02/2024