

# 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

2 Harrier Court, Dingley Village Vic 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,142,500

Property Type House

Suburb Dingley Village

Period - From 01/10/2024

to 31/12/2024

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	12 Cardinal Ct DINGLEY VILLAGE 3172	\$1,350,000	30/11/2024
2	18 Lord Av DINGLEY VILLAGE 3172	\$1,340,000	30/11/2024
3	1 Verdant PI DINGLEY VILLAGE 3172	\$1,330,000	05/10/2024

**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:

12/02/2025 10:16

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2024: \$1,142,500



**Property Type:**

Agent Comments

## Comparable Properties



**12 Cardinal Ct DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments



**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 582 sqm approx



**18 Lord Av DINGLEY VILLAGE 3172 (REI)**

Agent Comments



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 594 sqm approx



**1 Verdant PI DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments



**Price:** \$1,330,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** House (Res)

**Land Size:** 607 sqm approx

Account - Barry Plant | P: 03 9586 0500



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