

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	20 Timms Crescent Dingley Village, 3172
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Indicative selling price

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

Single price	\$1,149,000
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Median sale price

Median price	\$1,136,500	Property Type	HOUSE	Suburb	DINGLEY VILLAGE
Period - From	01-Sep-2023	to	30-Aug-2024	Source	Dingley Village

Comparable property sales

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	11 Jannali Drive, Dingley Village, Vic 3172	\$1,120,500	10-Aug-2024
2	7 Colin Court, Dingley Village, Vic 3172	\$1,072,000	01-Jun-2024
3	7 Metung Court, Dingley Village, Vic 3172	\$1,150,000	18-May-2024

This statement of information was prepared on 02-Oct-2024 at 3:16:00 PM AEST