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 Colin Court, Dingley Village Vic 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,180,000		&		\$1,280,000					
Median sale p	rice									
Median price	\$1,083,750	Pro	operty Type	Hou	ISE		Suburb	Dingley Village		
Period - From	19/06/2023	to	18/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	50 Kingston Dr DINGLEY VILLAGE 3172	\$1,330,000	17/02/2024
2	16 Teralba CI DINGLEY VILLAGE 3172	\$1,265,000	04/05/2024
3	8 Lobelia Ct DINGLEY VILLAGE 3172	\$1,260,000	15/06/2024

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:

19/06/2024 14:16



10 Colin Court, Dingley Village Vic 3172

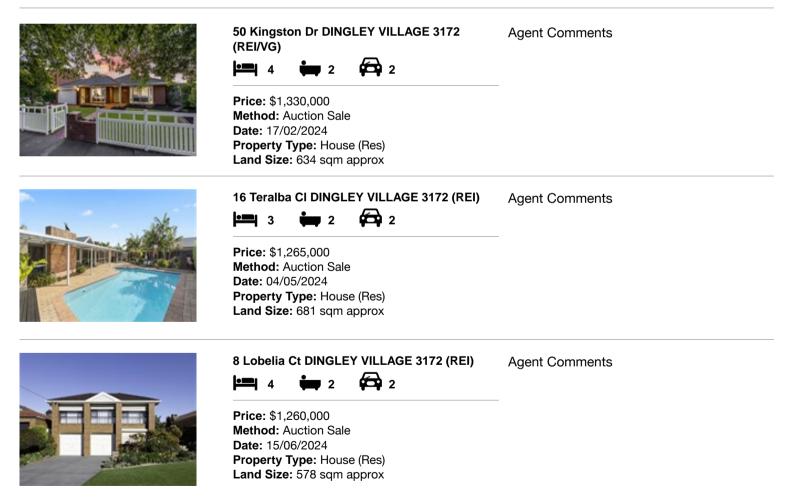






Rooms: 7 Property Type: House (Res) Land Size: 550 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price 19/06/2023 - 18/06/2024: \$1,083,750

Comparable Properties



Account - Barry Plant | P: 03 9586 0500



propertydata

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