

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,083,750 Property Type House Suburb Dingley Village

Period - From 19/06/2023 to 18/06/2024 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	50 Kingston Dr DINGLEY VILLAGE 3172	\$1,330,000	17/02/2024
2	16 Teralba Ct 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



**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



**50 Kingston Dr DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments



**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



**16 Teralba Ct DINGLEY VILLAGE 3172 (REI)**

Agent Comments



**Price:** \$1,265,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 681 sqm approx



**8 Lobelia Ct DINGLEY VILLAGE 3172 (REI)**

Agent Comments



**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx

Account - Barry Plant | P: 03 9586 0500