

# 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

20 Kingsland Close, 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,128,500 Property Type House Suburb Dingley Village

Period - From 01/07/2023 to 30/09/2023 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	16 Trina Ct KEYSBOROUGH 3173	\$1,198,000	15/10/2023
2	39 Bayville Dr DINGLEY VILLAGE 3172	\$1,165,000	27/05/2023
3	7 Hillingdon Ct DINGLEY VILLAGE 3172	\$1,096,000	21/10/2023

**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: 13/11/2023 13:14



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

September quarter 2023: \$1,128,500

## Comparable Properties



**16 Trina Ct KEYSBOROUGH 3173 (REI)**

Agent Comments



**Price:** \$1,198,000

**Method:** Private Sale

**Date:** 15/10/2023

**Property Type:** House

**Land Size:** 507 sqm approx



**39 Bayville Dr DINGLEY VILLAGE 3172 (REI/VG)**

Agent Comments



**Price:** \$1,165,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



**7 Hillingdon Ct DINGLEY VILLAGE 3172 (REI)**

Agent Comments



**Price:** \$1,096,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)