

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

22 Jacks Avenue, Dingley Village Vic 3172

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

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

Period - From 01/10/2023 to 31/12/2023 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	11 Dimar Ct DINGLEY VILLAGE 3172	\$1,375,000	24/02/2024
2	14 Colin Ct DINGLEY VILLAGE 3172	\$1,309,000	16/12/2023
3	19 Toorak Dr DINGLEY VILLAGE 3172	\$1,293,000	13/11/2023

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:

28/02/2024 12:41



 5  2  4

Property Type: House

Comparable Properties



11 Dimar Ct DINGLEY VILLAGE 3172 (REI)

Agent Comments

 5  3  2

Price: \$1,375,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 715 sqm approx



14 Colin Ct DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

 5  3  4

Price: \$1,309,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 780 sqm approx



19 Toorak Dr DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,293,000

Method: Sold Before Auction

Date: 13/11/2023

Property Type: House (Res)

Land Size: 570 sqm approx