

# STATEMENT OF INFORMATION

39 VILLAGE DRIVE, DINGLEY VILLAGE, VIC 3172

PREPARED BY DORA KAMBOURIS, PHONE: 0408114403

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**39 VILLAGE DRIVE, DINGLEY VILLAGE,**

 3  2  2

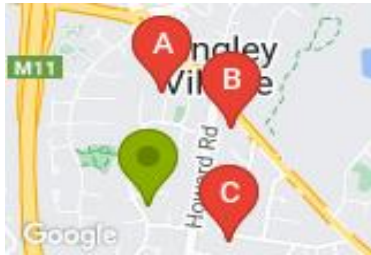
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,070,000 to \$1,150,000**

Provided by: Dora Kambouris, Barry Plant Bayside

## MEDIAN SALE PRICE



**DINGLEY VILLAGE, VIC, 3172**

Suburb Median Sale Price (House)

**\$1,077,500**

01 January 2023 to 31 December 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**10 SIDDELEY CRT, DINGLEY VILLAGE, VIC 3172**

 3  1  2

Sale Price

**\*\$1,082,500**

Sale Date: 25/11/2023

Distance from Property: 411m



**204 CENTRE DANDENONG RD, DINGLEY**

 3  2  2

Sale Price

**\$1,112,000**

Sale Date: 05/08/2023

Distance from Property: 388m



**34 CAMPBELL GR, DINGLEY VILLAGE, VIC 3172**

 4  2  2

Sale Price

**\*\$1,086,500**

Sale Date: 02/11/2023

Distance from Property: 289m



This report has been compiled on 01/02/2024 by Barry Plant Bayside. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

39 VILLAGE DRIVE, DINGLEY VILLAGE, VIC 3172

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$1,070,000 to \$1,150,000


### Median sale price

Median price: \$1,077,500

Property type: House

Suburb: DINGLEY VILLAGE

Period: 01 January 2023 to 31 December 2023

Source: 

### 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
10 SIDDELEY CRT, DINGLEY VILLAGE, VIC 3172	*\$1,082,500	25/11/2023
204 CENTRE DANDENONG RD, DINGLEY VILLAGE, VIC 3172	\$1,112,000	05/08/2023
34 CAMPBELL GR, DINGLEY VILLAGE, VIC 3172	*\$1,086,500	02/11/2023

This Statement of Information was prepared on: 01/02/2024