

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

54 Jacks Avenue, Dingley Village Vic 3172

Indicative selling price

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

Range between

\$880,000

&

\$920,000

Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Dingley Village

Period - From

01/01/2024

to

31/03/2024

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	6 Meadow Ct DINGLEY VILLAGE 3172	\$945,000	23/03/2024
2	12 Village Dr DINGLEY VILLAGE 3172	\$910,000	23/05/2024
3	10 Marjorie Av DINGLEY VILLAGE 3172	\$859,000	21/04/2024

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:

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Jake Mabey
(03) 9586 0500
0416 147 767
jmabey@barryplant.com.au

Indicative Selling Price
\$880,000 - \$920,000
Median House Price
March quarter 2024: \$1,055,000



Property Type: House (New - Detached)
Land Size: 535 sqm approx
Agent Comments

Comparable Properties



6 Meadow Ct DINGLEY VILLAGE 3172 (REI/VG)

Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 607 sqm approx



12 Village Dr DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$910,000
Method: Sold Before Auction
Date: 23/05/2024
Property Type: House (Res)
Land Size: 530 sqm approx



10 Marjorie Av DINGLEY VILLAGE 3172 (REI)

Agent Comments



Price: \$859,000
Method: Sold After Auction
Date: 21/04/2024
Property Type: House (Res)
Land Size: 546 sqm approx

Account - Barry Plant | P: 03 9586 0500