

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

72 Kingston Drive, Dingley Village, VIC 3172

Indicative selling price

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

Single price

or range between

\$1,140,000

&

\$1,200,000

Median sale price

Median price

\$1,098,000

Property type

House

Suburb

DINGLEY VILLAGE

Period - From

19/02/2023

to

18/02/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	4 Donhaven Court Dingley Village Vic 3172	\$1,165,000	2023-08-19
2	4 Ely Court Dingley Village Vic 3172	\$1,085,000	2023-12-29
3	50 Kingston Drive Dingley Village Vic 3172	\$1,330,000	2024-02-17

This Statement of Information was prepared on:

19/02/2024

