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	13 Colin Court Dingley Village VIC 3172

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$940,000	&	$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$899,000	Property type	House	Suburb	Dingley Village
Period-from	01 Jan 2020	to	31 Dec 2020	Source	Corelogic

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 6 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
4 Pickworth Drive Dingley Village VIC 3172	$1,025,000	15-Oct-20
35 Kingston Drive Dingley Village VIC 3172	$965,000	19-Nov-20
1 Australis Court Dingley Village VIC 3172	$999,000	05-Dec-20

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 6 months.~~

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4 Pickworth Drive Dingley Village VIC 3172

4 2 4

Sold Price RS $1,025,000 Sold Date 15-Oct-20

Distance 1.27km



35 Kingston Drive Dingley Village VIC 3172

4 2 2

Sold Price $965,000 Sold Date 19-Nov-20

Distance 1.86km



1 Australis Court Dingley Village VIC 3172

4 2 2

Sold Price RS $999,000 Sold Date 05-Dec-20

Distance 1.89km

RS = Recent sale **UN** = Undisclosed Sale

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