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	3 Emery Drive, Dingley Village, VIC 3172

Indicative selling price

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

Range between $950,000 & $995,000

Median sale price

Median price $1,077,250 Property Type House Suburb DINGLEY VILLAGE

Period - From 29/04/2024 to 28/10/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 54 Jacks Avenue Dingley Village Vic 3172	$920,000	2024-07-22
2 1 Von Nida Court Dingley Village Vic 3172	$1,010,000	2024-07-20
3 2 Donhaven Court, Dingley Village Vic 3172	$1,000,000	2024-06-29

This Statement of Information was prepared on: 29/10/2024