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	22 Pankina Court, Dingley Village Vic 3172

Indicative selling price

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

Range between $990,000 & $1,060,000

Median sale price

Median price $1,140,000 Property Type House Suburb Dingley Village

Period - From 01/01/2024 to 31/12/2024 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.

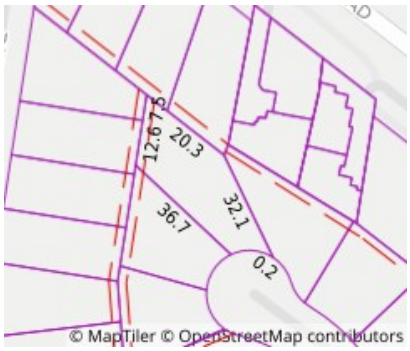
	Address of comparable property	Price	Date of sale
1	13a Forest Park Rd DINGLEY VILLAGE 3172	$1,151,000	21/11/2024
2	9 Golf Links Cr DINGLEY VILLAGE 3172	$1,080,000	16/11/2024
3	25 Bayville Dr DINGLEY VILLAGE 3172	$947,500	09/11/2024

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: 17/02/2025 12:32

22 Pankina Court, Dingley Village Vic 3172



Property Type:
Agent Comments

Indicative Selling Price
$990,000 - $1,060,000
Median House Price
Year ending December 2024: $1,140,000

Comparable Properties

13a Forest Park Rd DINGLEY VILLAGE 3172 (VG)

4 - -

Agent Comments

Price: $1,151,000
Method: Sale
Date: 21/11/2024
Property Type: House (Res)
Land Size: 757 sqm approx



9 Golf Links Cr DINGLEY VILLAGE 3172 (REI)

4 2 2

Agent Comments

Price: $1,080,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

25 Bayville Dr DINGLEY VILLAGE 3172 (REI/VG)

4 2 2

Agent Comments

Price: $947,500
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 617 sqm approx

Account - Jellis Craig

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