

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

28 PICKWORTH DRIVE 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

\$995,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,750

Property type

House

Suburb

Dingley Village

Period-from

01 Apr 2023

to

31 Mar 2024

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

34 CAMPBELL GROVE DINGLEY VILLAGE VIC 3172	\$1,086,500	02-Nov-23
4 ELY COURT DINGLEY VILLAGE VIC 3172	\$1,085,000	29-Dec-23
20 KINGSLAND CLOSE DINGLEY VILLAGE VIC 3172	\$1,055,000	20-Feb-24

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.~~

This Statement of Information was prepared on: 03 April 2024



34 CAMPBELL GROVE DINGLEY VILLAGE VIC 3172

 4
  2
  2

Sold Price

\$1,086,500

Sold Date

02-Nov-23

Distance

0.11km


4 ELY COURT DINGLEY VILLAGE VIC 3172

 3
  2
  -

Sold Price

\$1,085,000

Sold Date

29-Dec-23

Distance

0.23km


20 KINGSLAND CLOSE DINGLEY VILLAGE VIC 3172

 4
  2
  4

Sold Price

^{RS} **\$1,055,000** ^{UN}

Sold Date

20-Feb-24

Distance

1.72km
RS = Recent sale

UN = Undisclosed Sale

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