
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

35 Kaniva Street, Dallas

Indicative selling price

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

\$500,000

&

\$550,000

Median sale price

Median price

\$535,666

House

X

Suburb

Dallas

Period - From

01/01/2017

to

30/06/2017

Source

RP Data

Comparable property sales

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 - 49 Millewa Crescent, Dallas	\$535,000	03/06/2017
2 - 20 Edmund Street, Dallas	\$552,000	29/04/2017
3 - 14 Edmund Street, Dallas	\$520,000	15/01/2017