

## 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 Rubicon Street, Dallas 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$510,000

### Median sale price

Median price \$480,000 House ☒ Suburb Dallas  
Period - From SEPT 2018 to NOV 2018 Source realestate.com.au

### 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 – 30 Rubicon Street, Dallas	\$505,000	08/09/18
2 – 98 Riggall Street, Dallas	\$470,000	05/11/18
3 – 11 Millewa Crescent, Dallas	\$490,000	04/08/18