
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 12 Hampden Street, Dallas

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$400,000 *House ☒ Suburb Dallas

Period - From FEB 2017 to JUN 2017 Source reivproperty .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 - 21 Avenel Street, Dallas	\$425,000	15/03/2017
2 - 22 Benalla Street, Dallas	\$406,000	11/02/2017
3 - 33 Hampden Street, Dallas	\$411,000	17/04/2017