

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

8 Corinella Crescent, Dallas Vic 3047

Indicative selling price

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

Range between \$480,000

&

\$528,000

Median sale price

Median price \$480,888

House

X

Unit

Suburb Dallas

Period - From 01/10/2017

to

31/12/2017

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	1 Tawonga St BROADMEADOWS 3047	\$535,000	01/03/2018
2	18 Boort St DALLAS 3047	\$520,000	07/04/2018
3	12 Rubicon St DALLAS 3047	\$500,000	17/03/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price

\$480,000 - \$528,000

Median House Price

December quarter 2017: \$480,888

Comparable Properties



1 Tawonga St BROADMEADOWS 3047 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 01/03/2018

Rooms: 5

Property Type: House

18 Boort St DALLAS 3047 (REI)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: House

12 Rubicon St DALLAS 3047 (REI)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House