

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From 01/10/2017

Including suburb		Crescent, Dallas Vi	c 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 \$4	480,888 Ho	ouse X U	nit	Suburb Dallas				

Comparable property sales (*Delete A or B below as applicable)

to 31/12/2017

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.

Add	dress 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

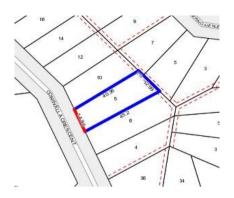
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Source REIV







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)

-3





Price: \$535,000

Method: Private Sale Date: 01/03/2018

Rooms: 5

Property Type: House

Agent Comments

18 Boort St DALLAS 3047 (REI)

= 3







Price: \$520,000 Method: Auction Sale Date: 07/04/2018

Rooms: -Property Type: House **Agent Comments**

12 Rubicon St DALLAS 3047 (REI)

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Price: \$500.000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House

Agent Comments

Account - A E Gibson & Co (Professionals) | P: 03 93060255





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