
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

7 Merino Avenue, Dallas

Indicative selling price

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

\$460,000

&

\$480,000

Median sale price

Median price

\$376,500

House

X

Suburb

Dallas

Period - From

SEP 2017

to

SEP 2017

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 - 4 Merino Avenue, Dallas	\$460,000	13/09/2017
2 - 49 Millewa Crescent, Dallas	\$535,000	03/06/2017
3 - 150 Railway Crescent, Dallas	\$525,000	23/09/2017