

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 31 Washington Street, Dallas 3048

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$443,000

House X

Suburb Dallas

Period - From July 17 to Feb 18

Source RP Data

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 - 8 Echuca Street, Dallas	\$477,000	02/09/17
2 - 4 Echuca Street, Dallas	\$452,000	18/11/17
3 - 14 Ouyen Court, Dallas	\$467,000	21/10/17