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

1 Lowan Court Dallas VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$455,000	&	\$500,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$520,000	Prope	erty type House		Suburb	Dallas	
Period-from	01 Feb 2021	to	31 Jan 2	2022	Source		Corelogic

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 6 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
4 Benalla Street Dallas VIC 3047	\$500,000	22-Oct-21
13 Rosedale Crescent Dallas VIC 3047	\$500,000	13-Nov-21
79 Corinella Crescent Dallas VIC 3047	\$480,000	16-Dec-21

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 6 months.

This Statement of Information was prepared on: 18 February 2022



consumer.vic.gov.au



Rick Goodman

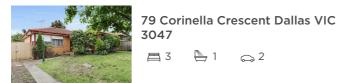
- P 0401436624
- M 0401436624
- E rick.goodman@harcourtsrp.com.au

Sold Price *\$480,000 Sold Date 16-Dec-21

Distance

0.94km

	4 Benalla Street Dallas VIC 3047	Sold Price	\$500,000 Sold Date	22-Oct-21
	🚍 3 👆 1 🞧 2		Distance	0.82km
	13 Rosedale Crescent Dallas VIC 3047	Sold Price	Sold Date	13-Nov-21
ATT THE AT	🚍 3 🕒 1 👝 1		Distance	0.87km



RS = Recent sale UN = Undisclosed Sale
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