

## 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](http://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

Property type

House

Suburb

Dallas

Period-from

01 Feb 2021

to

31 Jan 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



**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**

3

1

1

Distance

**0.87km**



**79 Corinella Crescent Dallas VIC 3047**

Sold Price

<sup>RS</sup> **\$480,000** <sup>UN</sup>

Sold Date

**16-Dec-21**

3

1

2

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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