

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

14 Ouyen Court, Dallas 3047

Indicative selling price

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

Single price \$450,000 or range between &

Median sale price

Median price \$377,000 *House x *unit Suburb or locality Dallas
Period - From Sept 2016 to Aug 2017 Source CoreLogic 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. 21 Pyalong Crescent, Dallas	\$420,500	17/7/17
2. 21 Riches Street, Dallas	\$475,031	24/7/17
3. 4 Merino Ave, Dallas	\$460,000	13/9/17