

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

2/9-11 Murtoa Street 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

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

4/12 Merlynston Close Dallas VIC 3047	\$476,000	10-Dec-21
5A Colac Street Dallas VIC 3047	\$480,000	28-Sep-21
4/10 Dhemre Place Dallas VIC 3047	\$485,000	27-Jan-22

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: 22 February 2022



4/12 Merlynston Close Dallas VIC 3047

Sold Price

^{RS} **\$476,000**

Sold Date

10-Dec-21

 3  1  1

Distance

0.5km



5A Colac Street Dallas VIC 3047

Sold Price

\$480,000

Sold Date

28-Sep-21

 3  2  1

Distance

0.59km



4/10 Dhemre Place Dallas VIC 3047

Sold Price

^{RS} **\$485,000**

Sold Date

27-Jan-22

 3  2  1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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