

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

38 Clunes Avenue 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Dallas

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 Rubicon Street Dallas VIC 3047	\$475,000	20-Jul-19
170 Railway Crescent Dallas VIC 3047	\$448,000	11-Oct-19
32 Kilmore Crescent Dallas VIC 3047	\$450,000	08-Dec-18

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: 19 November 2019


5 Rubicon Street Dallas VIC 3047

Sold Price

\$475,000

Sold Date

20-Jul-19
 3
 1
 1

Distance

0.18km

170 Railway Crescent Dallas VIC 3047

Sold Price

^{RS} **\$448,000**

Sold Date

11-Oct-19
 3
 1
 2

Distance

0.24km

32 Kilmore Crescent Dallas VIC 3047

Sold Price

\$450,000

Sold Date

08-Dec-18
 3
 1
 2

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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