
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

9 Romsey Crescent, Dallas

Indicative selling price

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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$390,000

*House

X

Suburb

Dallas

Period - From

06/05/2017

to

06/11/2017

Source

Realestate.com.au

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 - 18 Berger Street, Dallas	\$455,000	15/07/2017
2 - 9 Rosedale Crescent, Dallas	\$430,000	13/10/2017
3 - 9 Warragul Crescent, Dallas	\$440,000	25/07/2017