

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

15 AMBROSE 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

\$529,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Dallas

Period-from

01 Nov 2023

to

31 Oct 2024

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

36 BERGER STREET DALLAS VIC 3047	\$550,000	06-Jun-24
18 MIRBOO COURT DALLAS VIC 3047	\$552,000	05-Jul-24
40 WASHINGTON STREET DALLAS VIC 3047	\$555,000	05-Oct-24

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: 26 November 2024



36 BERGER STREET DALLAS VIC 3047

Sold Price

\$550,000

Sold Date

06-Jun-24



3



1



-

Distance

0.67km



18 MIRBOO COURT DALLAS VIC 3047

Sold Price

\$552,000

Sold Date

05-Jul-24



3



1



2

Distance

1.93km



40 WASHINGTON STREET DALLAS VIC 3047

Sold Price

^{RS} **\$555,000**

Sold Date

05-Oct-24



3



1



-

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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