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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Lalor Street Dallas VIC 3047

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

## Median Sale Price

\$470,000 Houses in Dallas between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
|  | <b>31 Tatura Crescent Broadmeadows VIC 3047</b>                                                                                                                                                                                                                   | Sold Price | <b>\$430,000</b> | Sold Date | <b>07-May-19</b> |
|                                                                                     |  3  1  5 |            |                  | Distance  | <b>0.43km</b>    |
|  | <b>22 Boort Street Dallas VIC 3047</b>                                                                                                                                                                                                                            | Sold Price | <b>\$430,000</b> | Sold Date | <b>13-Jun-19</b> |
|                                                                                     |  3  2  2 |            |                  | Distance  | <b>0.81km</b>    |
|  | <b>14 Drouin Street Dallas VIC 3047</b>                                                                                                                                                                                                                           | Sold Price | <b>\$446,000</b> | Sold Date | <b>14-Mar-19</b> |
|                                                                                     |  4  1  2 |            |                  | Distance  | <b>0.87km</b>    |

RS = Recent sale UN = Undisclosed Sale

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