

## 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

98 RIGGALL STREET DALLAS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

House

Suburb

Dallas

Period-from

01 Sep 2022

to

31 Aug 2023

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

18 KOROIT AVENUE DALLAS VIC 3047	\$530,000	21-Sep-23
7 KING STREET DALLAS VIC 3047	\$550,000	11-Aug-23
102 RAILWAY CRESCENT DALLAS VIC 3047	\$515,000	15-Jul-23

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: 28 September 2023

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### 18 KOROIT AVENUE DALLAS VIC 3047

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date

**21-Sep-23**

 4

 1

 -

Distance

**0.38km**



### 7 KING STREET DALLAS VIC 3047

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**11-Aug-23**

 3

 1

 2

Distance

**1.26km**



### 102 RAILWAY CRESCENT DALLAS VIC 3047

Sold Price

**\$515,000**

Sold Date

**15-Jul-23**

 3

 1

 2

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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