

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

3/9 Boort 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

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Other

Suburb

Dallas

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/10 Dhemre Place Dallas VIC 3047	\$485,000	27-Jan-22
4/12 Merlynston Close Dallas VIC 3047	\$476,000	10-Dec-21
5A Colac Street Dallas VIC 3047	\$480,000	28-Sep-21

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: 02 February 2022



4/10 Dhemre Place Dallas VIC 3047 Sold Price

RS

\$485,000

Sold Date **27-Jan-22**

3 2 1

Distance **0.52km**



4/12 Merlynston Close Dallas VIC 3047

Sold Price

RS

\$476,000

Sold Date **10-Dec-21**

3 1 1

Distance **0.57km**



Inspections

- By appointment only
- Attendees must be from the same household
- All attendees MUST check in using QR code provided

COVID-19 RESTRICTIONS FROM 14:00PM TUESDAY 17TH SEPTEMBER

5A Colac Street Dallas VIC 3047

Sold Price

\$480,000

Sold Date **28-Sep-21**

3 2 1

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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