

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

40 RUBICON 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$522,500

Property type

House

Suburb

Dallas

Period-from

01 Apr 2022

to

31 Mar 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

59 MILLEWA CRESCENT DALLAS VIC 3047	\$593,000	18-Nov-22
3 ERIN COURT COOLAROO VIC 3048	\$575,000	27-Oct-22
5 TONGIO COURT BROADMEADOWS VIC 3047	\$530,000	09-Feb-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: 04 April 2023



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**59 MILLEWA CRESCENT DALLAS
VIC 3047**

3 1 1

Sold Price **\$593,000** Sold Date **18-Nov-22**

Distance **0.59km**



**3 ERIN COURT COOLAROO VIC
3048**

3 1 2

Sold Price **\$575,000** Sold Date **27-Oct-22**

Distance **0.73km**



**5 TONGIO COURT
BROADMEADOWS VIC 3047**

3 1 1

Sold Price **\$530,000** Sold Date **09-Feb-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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