

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

3/30 GEACH 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

\$365,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Dallas

Period-from

01 May 2023

to

30 Apr 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

1 EDMUND STREET DALLAS VIC 3047	\$363,000	05-Feb-24
36 WARRAGUL STREET DALLAS VIC 3047	\$425,000	11-Apr-24
30 ECHUCA STREET DALLAS VIC 3047	\$425,000	22-Apr-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: 30 May 2024



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1 EDMUND STREET DALLAS VIC 3047

2 1 1

Sold Price

\$363,000

Sold Date **05-Feb-24**

Distance **0.5km**



36 WARRAGUL STREET DALLAS VIC 3047

3 1 2

Sold Price

^{RS} **\$425,000**

Sold Date **11-Apr-24**

Distance **1.02km**



30 ECHUCA STREET DALLAS VIC 3047

1 - -

Sold Price

\$425,000

Sold Date **22-Apr-23**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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