

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 19 Smeaton Avenue, Dallas 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$435,000

Median sale price

Median price \$470,000

House ☒

Suburb Dallas

Period - From 01/01/19 to 31/03/19

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 – 9 Millewa Crescent, Dallas	\$430,000	04/07/19
2 – 22 Boort Street, Dallas	\$430,000	13/06/19
3 – 18 Pyalong Crescent, Dallas	\$440,000	31/05/19