

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 47 Kaniva Street, Dallas 3047

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$478,000

House ☒

Suburb Dallas

Period - From 01/04/18 to 30/06/18

Source realestate.com.au

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 – 8 Temy Court, Dallas	\$422,240	23/08/18
2 – 10 Morwell Crescent, Dallas	\$450,000	12/04/18
3 – 36 Warragul Street, Dallas	\$450,000	07/04/18