

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

1/10 DHEMRE PLACE 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,000

Property type

Unit

Suburb

Dallas

Period-from

01 Mar 2021

to

28 Feb 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

1/45 NEPEAN STREET BROADMEADOWS VIC 3047	\$420,000	11-Jan-22
3/5 METELMAN COURT BROADMEADOWS VIC 3047	\$405,000	21-Jan-22
4/203 WIDFORD STREET BROADMEADOWS VIC 3047	\$400,000	19-Oct-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: 18 March 2022



**1/45 NEPEAN STREET
BROADMEADOWS VIC 3047**

 2  1  2

Sold Price **\$420,000** Sold Date **11-Jan-22**

Distance **1.38km**



**3/5 METELMAN COURT
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$405,000** Sold Date **21-Jan-22**

Distance **1.46km**



**4/203 WIDFORD STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$400,000** Sold Date **19-Oct-21**

Distance **1.61km**

RS = Recent sale **UN** = Undisclosed Sale

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