

## 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

37 WASHINGTON STREET DALLAS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Dallas

Period-from

01 Jul 2023

to

30 Jun 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

8 EMERALD STREET DALLAS VIC 3047	\$570,000	15-Jun-24
40 KILMORE CRESCENT DALLAS VIC 3047	\$577,500	23-May-24
3 MLADEN COURT COOLAROO VIC 3048	\$580,000	24-May-24

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: 14 July 2024



## 8 EMERALD STREET DALLAS VIC 3047

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**15-Jun-24**

3

1

1

Distance

**1.03km**



## 40 KILMORE CRESCENT DALLAS VIC 3047

Sold Price

**\$577,500**

Sold Date

**23-May-24**

3

1

1

Distance

**1.63km**



## 3 MLADEN COURT COOLAROO VIC 3048

Sold Price

**\$580,000**

Sold Date

**24-May-24**

3

1

1

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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