

# 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

15 STAWELL AVENUE DALLAS VIC 3047

### Indicative selling price

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

SINGLE

\$450,000

### Median sale price

(\*Delete house or unit as  
applicable)

\$468,500

Property type

Unit

Suburb

Dallas

Median Price

Period-from

01 Nov 2021

to

31 Oct 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
14 DOY STREET DALLAS VIC 3047	\$485,000	12-Nov-22
7 CALIVIL STREET DALLAS VIC 3047	\$420,000	17-Oct-22
7 KILMORE CRESCENT DALLAS VIC 3047	\$497,000	01-Oct-22

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.~~

[consumer.vic.gov.au](http://consumer.vic.gov.au)

This Statement of Information was prepared on: 30 November 2022

CONSUMER

AFFAIRS

ORIA