

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

14 Mirboo Court 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

\$659,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Dallas

Period-from

01 Jan 2021

to

31 Dec 2021

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

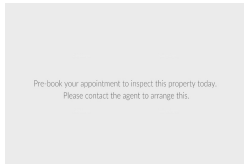















Date of sale

7 Nhill Court Dallas VIC 3047	\$616,500	29-Jun-21
7 Stockdale Avenue Dallas VIC 3047	\$640,786	04-Aug-21
2 Geach Street Dallas VIC 3047	\$720,000	26-Jun-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: 12 January 2022

 <p>Pre-book your appointment to inspect this property today. Please contact the agent to arrange this.</p>	7 Nhill Court Dallas VIC 3047	Sold Price	\$616,500	Sold Date	29-Jun-21
	 4  1  2			Distance	0.34km
	7 Stockdale Avenue Dallas VIC 3047	Sold Price	\$640,786	Sold Date	04-Aug-21
	 5  2  1			Distance	0.86km
	2 Geach Street Dallas VIC 3047	Sold Price	\$720,000	Sold Date	26-Jun-21
	 3  1  6			Distance	2.1km
	10 Riches Street Dallas VIC 3047	Sold Price	\$635,000	Sold Date	10-Dec-20
	 3  1  5			Distance	1.96km

RS = Recent sale

UN = Undisclosed Sale

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