

## 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

12 KOROIT AVENUE 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Dallas

Period-from

01 Aug 2023

to

31 Jul 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

12 WERRIBEE STREET DALLAS VIC 3047	\$618,500	12-May-24
45 TOORADIN AVENUE DALLAS VIC 3047	\$598,000	01-Feb-24
40 KILMORE CRESCENT DALLAS VIC 3047	\$577,500	23-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.~~

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**12 WERRIBEE STREET DALLAS VIC 3047**

Sold Price

**\$618,500**

Sold Date

**12-May-24**

3

1

2

Distance

**1.44km**



**45 TOORADIN AVENUE DALLAS VIC 3047**

Sold Price

**\$598,000**

Sold Date

**01-Feb-24**

3

1

2

Distance

**0.73km**



**40 KILMORE CRESCENT DALLAS VIC 3047**

Sold Price

**\$577,500**

Sold Date

**23-May-24**

3

1

1

Distance

**0.27km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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