

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

118 Dallas Drive, Dallas Vic 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000

&

\$515,000

Median sale price

Median price \$540,000

Property Type House

Suburb Dallas

Period - From 01/04/2022

to 30/06/2022

Source REIV

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 six 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	21 Echuca St DALLAS 3047	\$519,000	21/04/2022
2	18 Berger St DALLAS 3047	\$515,000	28/05/2022
3	4 Boort St DALLAS 3047	\$492,000	09/04/2022

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 six months.~~

This Statement of Information was prepared on:

26/07/2022 14:00

118 Dallas Drive, Dallas Vic 3047

**Stockdale
& Leggo**

Mark Imbesi

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Indicative Selling Price

\$495,000 - \$515,000

Median House Price

June quarter 2022: \$540,000



3 1 3

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



21 Echuca St DALLAS 3047 (REI)

Agent Comments

3 1 3

Price: \$519,000

Method: Private Sale

Date: 21/04/2022

Property Type: House

18 Berger St DALLAS 3047 (REI)

Agent Comments

3 1 1

Price: \$515,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 583 sqm approx

4 Boort St DALLAS 3047 (REI)

Agent Comments

3 1 1

Price: \$492,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 586 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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