

# 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 Doy Street, DALLAS, VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$475,000

&

\$520,000

### Median sale price

Median price

\$530,000

Property Type

House

Suburb

Dallas

Period - From

18/06/2024

to

17/12/2024

Source

price\_finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 47 Kaniva Street Dallas Vic 3047	\$501,500	12/09/2024
2 443 Barry Road Dallas Vic 3047	\$475,000	04/12/2024
3 4 Nyah Court Dallas Vic 3047	\$490,000	22/11/2024

This Statement of Information was prepared on:

18/12/2024