

## 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

4 Merino 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)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$496,250

Property type

House

Suburb

Dallas

Period-from

01 Oct 2020

to

30 Sep 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 15 Merino Avenue Dallas VIC 3047  | \$530,000 | 25-May-21 |
| 54 Phillip Street Dallas VIC 3047 | \$505,000 | 17-Jun-21 |
| 37 Rubicon Street Dallas VIC 3047 | \$525,000 | 24-Apr-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: 10 October 2021



**15 Merino Avenue Dallas VIC 3047** Sold Price **\$530,000** Sold Date **25-May-21**

 3  1  2

Distance **0.07km**



**54 Phillip Street Dallas VIC 3047** Sold Price **\$505,000** Sold Date **17-Jun-21**

 3  1  2

Distance **0.24km**



**37 Rubicon Street Dallas VIC 3047** Sold Price **\$525,000** Sold Date **24-Apr-21**

 3  1  2

Distance **0.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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