

---

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

---

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

10 Kiewa Crescent, Dallas 3047

### Indicative selling price

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

Range between

\$470,000

&

\$500,000

### Median sale price

Median price

\$555,000

House

X

Suburb

Dallas

Period - From

1/10/2018

to

31/12/2018

Source

REIV

### Comparable property sales

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 – 17 Hampden Street, Dallas	\$465,000	24/01/19
2 – 11 Romsey Crescent, Dallas	\$451,500	03/01/19
3 – 4 Koroit Avenue, Dallas	\$500,000	29/12/18