

## 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 20 Echuca Street, Dallas 3047

### Indicative selling price

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

Single Price \$475,000

### Median sale price

Median price \$455,000

House ☒

Suburb Dallas

Period - From MAY 2017 to MAY 2018

Source [www.realestate.com.au](http://www.realestate.com.au)

### 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 - 2 King Street, Dallas	\$475,000	10/05/18
2 - 114 Railway Crescent, Dallas	\$490,000	19/04/18
3 - 9 Romsey Crescent, Dallas	\$491,000	17/01/18