

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

48 Phillip Street Dallas VIC 3047

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Dallas

Period-from

01 Jun 2020

to

31 May 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

5 Moe Court Dallas VIC 3047	\$595,000	12-Feb-21
8 Corinella Crescent Dallas VIC 3047	\$555,000	06-May-21
11 Calivil Street Dallas VIC 3047	\$545,000	22-Jan-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: 19 June 2021

**5 Moe Court Dallas VIC 3047**

Sold Price

\$595,000

Sold Date

12-Feb-21

3

1

3

Distance

0.51km**8 Corinella Crescent Dallas VIC 3047**

Sold Price

^{RS} **\$555,000**

Sold Date

06-May-21

3

1

3

Distance

0.14km**11 Calivil Street Dallas VIC 3047**

Sold Price

\$545,000

Sold Date

22-Jan-21

3

1

3

Distance

0.61km**RS** = Recent sale**UN** = Undisclosed Sale

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