

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

5 LISMORE 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

or range
between

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Dallas

Period-from

01 Mar 2021

to

28 Feb 2022

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

4 AMBROSE STREET DALLAS VIC 3047	\$681,500	19-Mar-22
4 WARRAGUL STREET DALLAS VIC 3047	\$565,000	01-Feb-22
12 MILDURA CRESCENT DALLAS VIC 3047	\$524,000	19-Mar-22

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: 30 March 2022



4 AMBROSE STREET DALLAS VIC 3047

Sold Price

^{RS} **\$681,500**

Sold Date

19-Mar-22

 3  1  5

Distance

1.13km



4 WARRAGUL STREET DALLAS VIC 3047

Sold Price

\$565,000

Sold Date

01-Feb-22

 4  1  1

Distance

0.11km



12 MILDURA CRESCENT DALLAS VIC 3047

Sold Price

^{RS} **\$524,000**

Sold Date

19-Mar-22

 4  1  2

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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