

# 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

24 Mcivor Street, Dallas Vic 3047

### Indicative selling price

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

Range between \$545,000

&

\$575,000

### Median sale price

Median price \$515,000

Property Type House

Suburb Dallas

Period - From 01/07/2023

to

30/06/2024

Source REIV

### 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 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	36 Berger St DALLAS 3047	\$550,000	11/06/2024
2	19 Smeaton Av DALLAS 3047	\$575,000	28/05/2024
3	40 Kilmore Cr DALLAS 3047	\$577,500	23/05/2024

**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 six months.~~

This Statement of Information was prepared on:

29/07/2024 16:50



3   1   4

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$545,000 - \$575,000  
**Median House Price**  
Year ending June 2024: \$515,000

Comparable Properties



36 Berger St DALLAS 3047 (REI)

**Agent Comments**

3   1   2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 11/06/2024  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx



19 Smeaton Av DALLAS 3047 (REI)

**Agent Comments**

3   1   2

**Price:** \$575,000  
**Method:** Sold Before Auction  
**Date:** 28/05/2024  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



40 Kilmore Cr DALLAS 3047 (REI)

**Agent Comments**

3   1   2

**Price:** \$577,500  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx