### 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	24 Mcivor Street, Dallas Vic 3047
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

#### Median sale price

Median price	\$515,000	Pro	perty 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

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



Date of sale











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)





Price: \$550,000 Method: Private Sale Date: 11/06/2024

Property Type: House (Res) Land Size: 559 sqm approx

**Agent Comments** 



19 Smeaton Av DALLAS 3047 (REI)





Price: \$575,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



40 Kilmore Cr DALLAS 3047 (REI)





Price: \$577.500 Method: Private Sale Date: 23/05/2024

Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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