

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

2 EDMUND 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dallas

Period-from

01 May 2022

to

30 Apr 2023

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

42 EDMUND STREET DALLAS VIC 3047	\$550,000	02-Feb-23
3 SELBY STREET DALLAS VIC 3047	\$547,000	29-Apr-23
465 BARRY ROAD DALLAS VIC 3047	\$520,000	31-Jan-23

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: 01 May 2023



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42 EDMUND STREET DALLAS VIC 3047

Sold Price

\$550,000

Sold Date

02-Feb-23

3

1

4

Distance

0.34km



3 SELBY STREET DALLAS VIC 3047

Sold Price

^{RS} **\$547,000**

Sold Date

29-Apr-23

3

1

1

Distance

1.72km



465 BARRY ROAD DALLAS VIC 3047

Sold Price

^{RS} **\$520,000**

Sold Date

31-Jan-23

3

1

2

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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