
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

25 Mortlake Avenue, Dallas 3047

Indicative selling price

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

Range between

\$500,000

 &

\$550,000

Median sale price

Median price	<table border="1"><tr><td>\$487,500*</td></tr></table>	\$487,500*	Unit	<table border="1"><tr><td>X</td></tr></table>	X	Suburb	<table border="1"><tr><td>Dallas (*for 3-bedroom homes)</td></tr></table>	Dallas (*for 3-bedroom homes)
\$487,500*								
X								
Dallas (*for 3-bedroom homes)								
Period - From	<table border="1"><tr><td>29/05/2018</td></tr></table>	29/05/2018	to	<table border="1"><tr><td>28/05/2019</td></tr></table>	28/05/2019	Source	<table border="1"><tr><td>realestate.com.au</td></tr></table>	realestate.com.au
29/05/2018								
28/05/2019								
realestate.com.au								

Comparable property sales

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.