

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 4 Emerald Street, Dallas 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 \$500,000

or range between

\$

&

\$

Median sale price

Median price \$450,000

Property type House

Suburb Dallas

Period - From MAY 2019

to

NOV 2019

Source www.realestate.com.au

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 - 37 Mildura Crescent, Dallas	\$515,000	11/09/19
2 - 11 Koroit Avenue, Dallas	\$487,500	04/07/19
3 - 25 Mortlake Avenue, Dallas	\$520,000	21/06/19

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: 16 December 2019