
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

33 Hampden Street, Dallas

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$380,000

House

X

Suburb

Dallas

Period - From

JAN 2017

to

APRIL 2017

Source

RP Data

Comparable property sales

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 9 Avenel Street, Dallas | \$390,000 | 03/2017 |
| 2 22 Benalla Street, Dallas | \$406,000 | 01/2017 |
| 3 425 Barry Road, Dallas | \$426,000 | 01/2017 |