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	20 Terang Street, Dallas Vic 3047

Indicative selling price

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

Range between $530,000 & $583,000

Median sale price

Median price	$550,000	Property Type	House	Suburb	Dallas
Period - From	01/07/2021	to	30/06/2022	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	Date of sale
1	367 Camp Rd BROADMEADOWS 3047	$560,000	28/05/2022
2	11 Torquay St DALLAS 3047	$551,000	30/06/2022
3	24 Apollo Cr DALLAS 3047	$531,500	18/06/2022

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: 26/07/2022 16:47

CONSUMER AFFAIRS VICTORIA

20 Terang Street, Dallas Vic 3047

RT Edgar

3 | 1 | 2

Property Type: House
Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
$530,000 - $583,000
Median House Price
Year ending June 2022: $550,000

Comparable Properties

367 Camp Rd BROADMEADOWS 3047 (REI)

3 | 1 | 2

Price: $560,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments

11 Torquay St DALLAS 3047 (REI)

3 | 1 | 1

Price: $551,000
Method: Auction Sale
Date: 30/06/2022
Property Type: House (Res)

Agent Comments

24 Apollo Cr DALLAS 3047 (REI)

3 | 1 | 2

Price: $531,500
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)

Agent Comments