

## 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

21 ROMSEY CRESCENT DALLAS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Other

Suburb

Dallas

Period-from

01 Mar 2024

to

28 Feb 2025

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 25 ROMSEY CRESCENT DALLAS VIC 3047 | \$550,000 | 01-Mar-25 |
| 6 CALIVIL STREET DALLAS VIC 3047   | \$550,000 | 18-Oct-24 |
| 7 ROMSEY CRESCENT DALLAS VIC 3047  | \$565,000 | 27-Aug-24 |

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: 17 March 2025



**25 ROMSEY CRESCENT DALLAS VIC 3047**

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**01-Mar-25**

3

1

2

Distance

**0.04km**



**6 CALIVIL STREET DALLAS VIC 3047**

Sold Price

**\$550,000**

Sold Date

**18-Oct-24**

3

1

2

Distance

**0.09km**



**7 ROMSEY CRESCENT DALLAS VIC 3047**

Sold Price

**\$565,000**

Sold Date

**27-Aug-24**

3

1

2

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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