

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

2/10 Pyalong Crescent Dallas VIC 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

or range
between

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,000

Property type

Other

Suburb

Dallas

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/90 Dallas Drive Dallas VIC 3047	\$455,000	11-Nov-20
2/63 Cuthbert Street Broadmeadows VIC 3047	\$450,000	14-Jan-21
3/7 Gosford Crescent Broadmeadows VIC 3047	\$450,000	06-Nov-20

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: 11 March 2021



1/90 Dallas Drive Dallas VIC 3047

Sold Price

\$455,000

Sold Date

11-Nov-20

 3  1  2

Distance

0.38km



2/63 Cuthbert Street
Broadmeadows VIC 3047

Sold Price

^{RS} **\$450,000**

Sold Date

14-Jan-21

 -  1  1

Distance

1.17km



3/7 Gosford Crescent
Broadmeadows VIC 3047

Sold Price

\$450,000

Sold Date

06-Nov-20

 3  1  1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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