

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

6 DONALD STREET DALLAS VIC 3047

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

\$500,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

House

Suburb

Dallas

Period-from

Mar 2022

to

Recent

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
3 EDMUND STREET DALLAS VIC 3047	\$550,000	08-May-23
17 KILMORE CRESCENT DALLAS VIC 3047	\$515,000	08-May-23
222 BLAIR STREET DALLAS VIC 3047	\$520,000	06-May-23

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: 22 June 2023