

# 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

36 Mildura Crescent, Dallas Vic 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$495,000

### Median sale price

Median price \$487,500

Property Type House

Suburb Dallas

Period - From 01/01/2020

to 31/03/2020

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	2 Kaniva St DALLAS 3047	\$540,000	21/03/2020
2	16 Berger St DALLAS 3047	\$510,000	07/07/2020
3	6 Yinnar St DALLAS 3047	\$495,000	29/02/2020

**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:

10/07/2020 11:51



**Property Type:** House (Res)

**Land Size:** 591 sqm approx

Agent Comments

## Comparable Properties



**2 Kaniva St DALLAS 3047 (REI/VG)**

Agent Comments



**Price:** \$540,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 730 sqm approx



**16 Berger St DALLAS 3047 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 07/07/2020

**Rooms:** 4

**Property Type:** House



**6 Yinnar St DALLAS 3047 (REI)**

Agent Comments



**Price:** \$495,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House