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	13 Millewa Crescent, Dallas Vic 3047

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $525,000 Property Type House Suburb Dallas

Period - From 01/10/2023 to 30/09/2024 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	13 Stanhope St BROADMEADOWS 3047	$465,000	26/10/2024
2	7 Apollo Cr DALLAS 3047	$495,000	20/10/2024
3	17 Apollo Cr DALLAS 3047	$491,000	22/06/2024

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: 22/11/2024 09:56

13 Millewa Crescent, Dallas Vic 3047

Nelson Alexander



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price
$440,000 - $480,000
Median House Price
Year ending September 2024: $525,000

Comparable Properties



13 Stanhope St BROADMEADOWS 3047 (REI)

3 1 2

Price: $465,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 694 sqm approx

Agent Comments



7 Apollo Cr DALLAS 3047 (REI)

3 1 1

Price: $495,000
Method: Private Sale
Date: 20/10/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



17 Apollo Cr DALLAS 3047 (REI/VG)

4 2 -

Price: $491,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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