STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	61 Geach Street, Dallas VIC 3047

Indicative selling price

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

$470,000	&	$490,000

Median sale price

Median price	$470,629	House	X	Suburb	Dallas
Period - From	OCT 2017	to	NOV 2017	Source	realestate.com.au

Comparable property sales

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 - 7 Merino Avenue, Dallas	$480,888	11/11/17
2 - 2 Melton Court, Dallas	$465,000	28/10/17
3 - 19 Stockdale Avenue, Dallas	$466,000	25/10/17

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