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	5A Colac Street, Dallas 3047

[46]
Indicative selling price

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

Range Between	$460,000	&	$480,000

Median sale price

Median price	$430,000	House	X	Suburb	Dallas
Period - From	01/02/2017	to	01/02/2018	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 – 1/15 Riches Street, Dallas	$538,000	20/10/17
2 – 1/14 Antwerp Street, Dallas	$560,000	09/09/17
3 – 2/7 Benalla Street, Dallas	$457,000	02/12/17