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	28 Riggall Street, Dallas 3047

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$390,000	&	$429,000

Median sale price

Median price	$450,000	Property type	*House*	Suburb	Dallas

Period - From	October 2019	to	March 2020	Source	www.realestate.com.au

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
1-15 Smeaton Avenue, Dallas 3047	$458,100	15/02/2020
2-197 Dallas Drive, Dallas 3047	$395,500	31/01/2020
3-5 Towong Court, Dallas 3047	$460,000	02/12/2019

~~**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: 20/02/2020