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	9 Drouin Street Dallas VIC 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	$595,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	House	Suburb	Dallas
Period-from	01 Dec 2020	to	30 Nov 2021	Source	Corelogic

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 6 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
4 Merino Avenue Dallas VIC 3047	$520,000	12-Nov-21
192 Dallas Drive Dallas VIC 3047	$605,000	05-Nov-21
28 Kilmore Crescent Dallas VIC 3047	$545,000	17-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 01 December 2021

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4 Merino Avenue Dallas VIC 3047

3 1 3

Sold Price RS **$520,000** Sold Date **12-Nov-21**

Distance **0.49km**



192 Dallas Drive Dallas VIC 3047

3 1 2

Sold Price RS **$605,000** Sold Date **05-Nov-21**

Distance **0.6km**



28 Kilmore Crescent Dallas VIC 3047

3 1 3

Sold Price **$545,000** Sold Date **17-Aug-21**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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