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	4 RIGGALL 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	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$509,000	Property type	House	Suburb	Dallas
Period-from	01 Apr 2023	to	30 Jun 2023	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 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
2 KING STREET DALLAS VIC 3047	$510,000	24-May-23
3 MORTLAKE AVENUE DALLAS VIC 3047	$540,000	17-May-23
2 EDMUND STREET DALLAS VIC 3047	$550,000	06-May-23

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: 11 July 2023