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	56 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~~		or range between	$500,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$521,000	Property type	House	Suburb	Dallas
Period-from	01 Apr 2022	to	31 Mar 2023	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
30 PYALONG CRESCENT DALLAS VIC 3047	$500,000	09-Mar-23
98 RIGGALL STREET DALLAS VIC 3047	$490,000	31-Dec-22
465 BARRY ROAD DALLAS VIC 3047	$520,000	31-Jan-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: 26 April 2023

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30 PYALONG CRESCENT DALLAS VIC 3047

3 1 2

Sold Price RS $500,000 Sold Date 09-Mar-23

Distance 0.66km



98 RIGGALL STREET DALLAS VIC 3047

3 2 1

Sold Price $490,000 Sold Date 31-Dec-22

Distance 0.36km



465 BARRY ROAD DALLAS VIC 3047

3 1 1

Sold Price RS $520,000 Sold Date 31-Jan-23

Distance 1.22km

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

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