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	1 INVERLOCH CRESCENT 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	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$538,250	Property type	House	Suburb	Dallas
Period-from	01 Jan 2024	to	31 Dec 2024	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
34 WARRAGUL STREET DALLAS VIC 3047	$523,000	05-Oct-24
13 MILLEWA CRESCENT DALLAS VIC 3047	$518,000	07-Dec-24
15 AMBROSE STREET DALLAS VIC 3047	$521,000	12-Dec-24

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.~~

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34 WARRAGUL STREET DALLAS VIC 3047

3 1 1

Sold Price 523000 Sold Date 05-Oct-24

Distance 0.6km



13 MILLEWA CRESCENT DALLAS VIC 3047

3 1 2

Sold Price RS 518000 Sold Date 07-Dec-24

Distance 0.43km



15 AMBROSE STREET DALLAS VIC 3047

3 1 2

Sold Price RS 521000 Sold Date 12-Dec-24

Distance 1.49km

RS = Recent sale UN = Undisclosed Sale

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