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	3 HERBERT 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	$580,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	House	Suburb	Dallas
Period-from	01 Oct 2023	to	30 Sep 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
12 TERANG STREET DALLAS VIC 3047	$601,000	28-Sep-24
10 MILLEWA CRESCENT DALLAS VIC 3047	$607,000	05-Sep-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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12 TERANG STREET DALLAS VIC 3047

3 2 2

Sold Price RS $601,000 Sold Date **28-Sep-24**

Distance **0.77km**



10 MILLEWA CRESCENT DALLAS VIC 3047

3 2 1

Sold Price RS $607,000 Sold Date **05-Sep-24**

Distance **1.89km**

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

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