

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	14 Edmund Street, Dallas Vic 3047
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$600,000
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Median sale price

Median price	\$480,888	House	X	Unit		Suburb	Dallas
Period - From	01/10/2017	to	31/12/2017	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 six 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
1	26 Augusta Av CAMPBELLFIELD 3061	\$620,000	09/12/2017
2	35 Kaniva St DALLAS 3047	\$600,000	19/09/2017
3	35 Lydia Av CAMPBELLFIELD 3061	\$598,000	30/08/2017

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 six months.



4 2 2

Rooms:
Property Type: House
Land Size: 691 sqm approx
Agent Comments

Indicative Selling Price
\$600,000
Median House Price
December quarter 2017: \$480,888

Comparable Properties



26 Augusta Av CAMPBELLFIELD 3061 (REI) **Agent Comments**

4 1 2

Price: \$620,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 8
Property Type: House
Land Size: 660 sqm approx



35 Kaniva St DALLAS 3047 (REI/VG) **Agent Comments**

4 2 2

Price: \$600,000
Method: Auction Sale
Date: 19/09/2017
Rooms: 6
Property Type: House (Res)
Land Size: 585 sqm approx

35 Lydia Av CAMPBELLFIELD 3061 (VG) **Agent Comments**

4 - -

Price: \$598,000
Method: Sale
Date: 30/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 659 sqm approx