

---

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

---

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3 Ouyen Court, Dallas

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$600,000

### Median sale price

Median price

\$450,000

House

Suburb

Dallas

Period - From

APRIL 2017

to

AUG 2017

Source

REIV propertydata.com.au

### Comparable property sales

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 - 455 Barry Road, Dallas	\$425,000	24/05/2017
2 - 18 Berger Street, Dallas	\$459,000	15/07/2017
3 - 9 Drouin Street, Dallas	\$434,000	25/04/2017