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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

35 Kaniva Street, Dallas VIC 3047
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### Indicative selling price

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

Single Price

\$630,000
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### Median sale price

Median price

\$475,000
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House

X
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Suburb

Dallas
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Period - From

MAY 2018
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to

SEPT 2018
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Source

realestate.com.au
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### Comparable property sales

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.