



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14 Morwell Street,  
DALLAS 3047**

House

3 beds

1 baths

2 parking

### Indicative selling price

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

**Range \$400,000 - \$440,000**

### Median sale price

Median **House** for **DALLAS** for period **Aug 2017 - Aug 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$476,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**180 Railway Crescent,**  
Dallas 3047

Price **\$392,000** Sold 16 June  
2018

**8 Tempy Court,**  
Dallas 3047

Price **\$422,240** Sold 23  
August 2018

**10 Morwell Street,**  
Dallas 3047

Price **\$450,000** Sold 12 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Raine & Horne Glenroy

823 Pascoe Vale Road,  
Glenroy VIC 3046

### Contact agents



**Tony Viggiano**  
Raine and Horne

9 306 3999  
0 425 721 181

[tony.viggiano@glenroy.rh.com.au](mailto:tony.viggiano@glenroy.rh.com.au)