

## 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

2A BOORT STREET DALLAS VIC 3047

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Other

Suburb

Dallas

Period-from

01 Jul 2023

to

30 Jun 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

4/284 CAMP ROAD BROADMEADOWS VIC 3047	\$400,000	02-Jul-24
2/350 CAMP ROAD BROADMEADOWS VIC 3047	\$481,000	14-May-24
1A EDMUND STREET DALLAS VIC 3047	\$371,000	15-Feb-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.~~

This Statement of Information was prepared on: 08 July 2024



**4/284 CAMP ROAD  
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price <sup>RS</sup> **\$400,000** Sold Date **02-Jul-24**

Distance **1.16km**



**2/350 CAMP ROAD  
BROADMEADOWS VIC 3047**

 2  2  1

Sold Price <sup>RS</sup> **\$481,000** Sold Date **14-May-24**

Distance **1.17km**



**1A EDMUND STREET DALLAS VIC  
3047**

 2  1  2

Sold Price **\$371,000** Sold Date **15-Feb-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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