

## 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

5 HEPBURN 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Dallas

Period-from

01 May 2023

to

30 Apr 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

1/9 ROMSEY CRESCENT DALLAS VIC 3047	\$646,000	24-Feb-24
3A COLAC STREET DALLAS VIC 3047	\$618,000	02-Dec-23

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: 28 May 2024

**1/9 ROMSEY CRESCENT DALLAS  
VIC 3047**3  2  2 

Sold Price

RS

**\$646,000**

Sold Date

**24-Feb-24**

Distance

**0.6km****3A COLAC STREET DALLAS VIC  
3047**3  2  4 

Sold Price

**\$618,000**

Sold Date

**02-Dec-23**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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