

## 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

86 RIGGALL 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

\$560,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,000

Property type

House

Suburb

Dallas

Period-from

01 Jan 2023

to

31 Dec 2023

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

112 RAILWAY CRESCENT DALLAS VIC 3047	\$515,000	06-Dec-23
3 RYE STREET DALLAS VIC 3047	\$555,000	16-Dec-23
18 HILGAY STREET COOLAROO VIC 3048	\$580,000	11-Nov-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: 11 January 2024



Gladstone Park

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**112 RAILWAY CRESCENT DALLAS  
VIC 3047**

3 1 2

Sold Price

<sup>RS</sup>

**\$515,000**

Sold Date **06-Dec-23**

Distance **0.4km**



**3 RYE STREET DALLAS VIC 3047**

3 1 -

Sold Price

<sup>RS</sup>

**\$555,000**

Sold Date **16-Dec-23**

Distance **0.83km**



**18 HILGAY STREET COOLAROO  
VIC 3048**

3 1 4

Sold Price

**\$580,000**

Sold Date **11-Nov-23**

Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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