

## 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

36 CORINELLA CRESCENT 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

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Dallas

Period-from

01 Jul 2021

to

30 Jun 2022

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

3 RYE STREET DALLAS VIC 3047	\$550,000	16-Dec-21
12 KANIVA STREET DALLAS VIC 3047	\$560,000	29-Oct-21
56 PHILLIP STREET DALLAS VIC 3047	\$550,000	14-Sep-21

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: 04 July 2022



Gladstone Park

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**3 RYE STREET DALLAS VIC 3047**

Sold Price

**\$550,000**

Sold Date

**16-Dec-21**

3 1 2

Distance

-



**12 KANIVA STREET DALLAS VIC 3047**

Sold Price

**\$560,000**

Sold Date

**29-Oct-21**

3 1 2

Distance

-



**56 PHILLIP STREET DALLAS VIC 3047**

Sold Price

**\$550,000**

Sold Date

**14-Sep-21**

3 1 2

Distance

-



**79 CORINELLA CRESCENT DALLAS VIC 3047**

Sold Price

**\$480,000**

Sold Date

**10-Dec-21**

2 1 2

Distance

-



**192 DALLAS DRIVE DALLAS VIC 3047**

Sold Price

**\$605,000**

Sold Date

**18-Oct-21**

3 1 2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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