Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 The Silo, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,120,000	Pro	Property Type		House		Suburb	Viewbank	
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	20 Scarborough Dr HEIDELBERG 3084	\$1,190,000	15/12/2023
2	5 Royston St VIEWBANK 3084	\$1,101,000	14/10/2023
3	95 Martins La VIEWBANK 3084	\$1,020,000	18/11/2023

OR

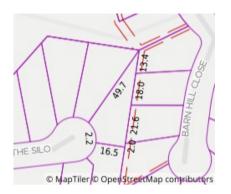
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/01/2024 14:39









Property Type: House (Previously Occupied - Detached) Land Size: 686 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2023: \$1,120,000

Comparable Properties

	20 Scarborough Dr HEIDELBERG 3084 (REI) 4 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments	
	Price: \$1,190,000 Method: Private Sale Date: 15/12/2023 Rooms: 6 Property Type: House (Res) Land Size: 640 sqm approx		
	5 Royston St VIEWBANK 3084 (REI/VG) 4 4 2 2	Agent Comments	
	Price: \$1,101,000	-	
	Method: Auction Sale Date: 14/10/2023		
1	Property Type: House (Res) Land Size: 532 sqm approx		
Star in the second	95 Martins La VIEWBANK 3084 (REI/VG)	Agent Comments	
	1 4 1 2 2 2	_	
	Price: \$1,020,000		
	Method: Auction Sale		
	Date: 18/11/2023 Property Type: House (Res)		
and the second second	Land Size: 531 sqm approx		

Account - Barry Plant | P: (03) 9431 1243



propertydata

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