

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 The Silo, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Viewbank

Period - From 01/10/2023

to 31/12/2023

Source 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.

	Address 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)

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)

Agent Comments



Price: \$1,101,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 532 sqm approx



95 Martins La VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 531 sqm approx