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

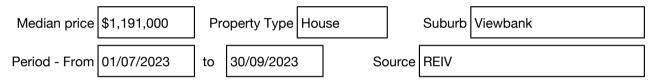
5 Rockaway Drive, Viewbank Vic 3084

Indicative selling price

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

Single price \$1,220,000

Median sale price



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 | 8 Lena St VIEWBANK 3084 | \$1,280,000 | 09/09/2023 |
| 2 | 47 Castleton Rd VIEWBANK 3084 | \$1,180,000 | 21/10/2023 |
| 3 | 5 Royston St VIEWBANK 3084 | \$1,101,000 | 14/10/2023 |

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:

18/12/2023 09:26









Property Type: House (Res) Land Size: 622 sqm approx Agent Comments Indicative Selling Price \$1,220,000 Median House Price September quarter 2023: \$1,191,000

Comparable Properties

| Nis | 8 Lena St VIEWBANK 3084 (REI) 4 2 - Price: \$1,280,000 Method: Auction Sale Date: 09/09/2023 Rooms: 6 Property Type: House (Res) Land Size: 587 sqm approx | Agent Comments |
|------|---|----------------|
| Mite | 47 Castleton Rd VIEWBANK 3084 (REI) 4 2 2 2 Price: \$1,180,000 Method: Auction Sale Date: 21/10/2023 Rooms: 6 Property Type: House (Res) Land Size: 585 sqm approx | Agent Comments |
| | 5 Royston St VIEWBANK 3084 (REI) 4 2 2 2 Price: \$1,101,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 532 sqm approx | Agent Comments |

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



propertydata

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