

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

1/101 Lyon Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$636,500 House Unit X Suburb Viewbank

Period - From 01/01/2017 to 31/12/2017 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	22a Chapman St MACLEOD 3085	\$762,500	12/08/2017
2	2/7-9 Wilmot St MACLEOD 3085	\$745,000	21/10/2017
3	2/237 Rosanna Rd ROSANNA 3084	\$720,000	31/08/2017

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.



3 2 2

Rooms: 5

Property Type: Town House

Land Size: 182 m2 Approx sqm
approx

Agent Comments

Comparable Properties



22a Chapman St MACLEOD 3085 (REI/VG)

Agent Comments

3 2 1

Price: \$762,500

Method: Auction Sale

Date: 12/08/2017

Rooms: 4

Property Type: Unit

Land Size: 239 sqm approx



2/7-9 Wilmot St MACLEOD 3085 (REI)

Agent Comments

3 2 2

Price: \$745,000

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: Unit



2/237 Rosanna Rd ROSANNA 3084 (REI/VG)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 31/08/2017

Rooms: -

Property Type: Unit