

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

15 Rodney Court, Viewbank Vic 3084

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price \$976,944 House X Unit Suburb Viewbank

Period - From 01/04/2018 to 30/06/2018 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	76 Somers Av MACLEOD 3085	\$920,000	25/08/2018
2	5 Graham Rd VIEWBANK 3084	\$891,000	29/05/2018
3	31 Kambea Cr VIEWBANK 3084	\$870,000	14/04/2018

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 1 2

Rooms:

Property Type: House

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



76 Somers Av MACLEOD 3085 (REI)

Agent Comments

3 1 2

Price: \$920,000

Method: Auction Sale

Date: 25/08/2018

Rooms: 5

Property Type: House (Res)



5 Graham Rd VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$891,000

Method: Private Sale

Date: 29/05/2018

Rooms: 4

Property Type: House

Land Size: 544 sqm approx



31 Kambea Cr VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$870,000

Method: Private Sale

Date: 14/04/2018

Rooms: 5

Property Type: House

Land Size: 802 sqm approx