

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

28 Myddleton Drive, Viewbank Vic 3084

Indicative selling price

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

Single price

\$799,950

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Viewbank

Period - From

01/07/2021

to

30/06/2022

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	25a Eugene St VIEWBANK 3084	\$816,000	25/06/2022
2			
3			

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:

16/09/2022 14:18



3 1 2

Property Type: House
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price

\$799,950

Median House Price

Year ending June 2022: \$1,270,000

Comparable Properties



25a Eugene St VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 1

Price: \$816,000
Method: Auction Sale
Date: 25/06/2022
Property Type: Townhouse (Res)

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.