

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

9 Dawn Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,130,000

&

\$1,150,000

Median sale price

Median price \$1,007,000

House

X

Unit

Suburb Viewbank

Period - From 01/10/2016

to

30/09/2017

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	19 Crampton Cr ROSANNA 3084	\$1,150,000	18/08/2017
2	38 Miriam St ROSANNA 3084	\$1,150,000	21/10/2017
3	19 Sherlowe Cr VIEWBANK 3084	\$1,185,000	02/09/2017

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price

\$1,130,000 - \$1,150,000

Median House Price

Year ending September 2017: \$1,007,000

Comparable Properties



19 Crampton Cr ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Sold Before Auction

Date: 18/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 619 sqm approx



38 Miriam St ROSANNA 3084 (REI)

Agent Comments

4 2 2

Price: \$1,150,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 642 sqm approx



19 Sherlowe Cr VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$1,185,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 698 sqm approx