

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

2 Nobel Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$890,000

&

\$930,000

Median sale price

Median price \$1,011,000

House

X

Unit

Suburb Viewbank

Period - From 01/04/2017

to

31/03/2018

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	7 Kuranga Rd VIEWBANK 3084	\$950,000	04/11/2017
2	81 Rutherford Rd VIEWBANK 3084	\$950,000	24/11/2017
3	142 Martins La VIEWBANK 3084	\$912,000	24/03/2018

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.

2 Nobel Street, Viewbank Vic 3084

Miles
EST 1924

Gordon Whale

03 9490 0548

0419 335 459

gwhale@milesre.com.au

Indicative Selling Price

\$890,000 - \$930,000

Median House Price

Year ending March 2018: \$1,011,000



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 529 sqm approx

Agent Comments

Comparable Properties



7 Kuranga Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Auction Sale

Date: 04/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 601 sqm approx



81 Rutherford Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$950,000

Method: Sold Before Auction

Date: 24/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 563 sqm approx



142 Martins La VIEWBANK 3084 (REI)

Agent Comments

 3  2  1

Price: \$912,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 6

Property Type: House (Res)

Land Size: 631 sqm approx