

# 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

27 Fran Crescent, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$860,000

### Median sale price

Median price \$952,500

Property Type House

Suburb Viewbank

Period - From 01/04/2019

to 31/03/2020

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	1 Bartram Rise VIEWBANK 3084	\$808,000	15/01/2020
2	371 Banyule Rd VIEWBANK 3084	\$820,000	24/06/2020
3	31 Falcon Rd MACLEOD 3085	\$845,000	17/04/2020

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:

10/07/2020 07:28

27 Fran Crescent, Viewbank Vic 3084



 3  2 

**Property Type:** House  
**Land Size:** 537 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$860,000  
**Median House Price**  
Year ending March 2020: \$952,500

## Comparable Properties



**1 Bartram Rise VIEWBANK 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$808,000  
**Method:** Private Sale  
**Date:** 15/01/2020  
**Property Type:** House  
**Land Size:** 359 sqm approx



**371 Banyule Rd VIEWBANK 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/06/2020  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx



**31 Falcon Rd MACLEOD 3085 (REI)**

**Agent Comments**

 3  1  4

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 17/04/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 696 sqm approx

**Account** - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.