

# 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

72 Rutherford Road, 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 \$750,000 & \$800,000

### Median sale price

Median price \$888,250

Property Type House

Suburb Viewbank

Period - From 01/07/2018

to 30/06/2019

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	103 Rutherford Rd VIEWBANK 3084	\$835,000	05/04/2019
2	16 Kuranga Rd VIEWBANK 3084	\$799,500	27/03/2019
3	333 Banyule Rd VIEWBANK 3084	\$790,000	02/04/2019

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:

19/09/2019 11:59



**Property Type:** House

**Land Size:** 534 sqm approx

Agent Comments

## Comparable Properties



**103 Rutherford Rd VIEWBANK 3084 (REI)**

Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 05/04/2019

**Property Type:** House



**16 Kuranga Rd VIEWBANK 3084 (REI)**

Agent Comments



**Price:** \$799,500

**Method:** Private Sale

**Date:** 27/03/2019

**Property Type:** House (Res)

**Land Size:** 587 sqm approx



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

Agent Comments



**Price:** \$790,000

**Method:** Private Sale

**Date:** 02/04/2019

**Property Type:** House (Res)

**Land Size:** 569 sqm approx