# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

72 Rutherford Road, Viewbank Vic 3084

### Indicative selling price

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

Range between	\$750,000	&	\$800,000
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### Median sale price

Median price	\$888,250	Pro	perty 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

Add	Address of comparable property		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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

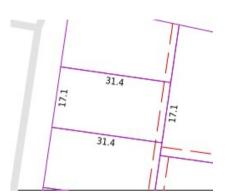
This Statement of Information was prepared on:	19/09/2019 11:59





Gordon Whale 03 9490 0548 0419 335 459 gwhale@milesre.com.au

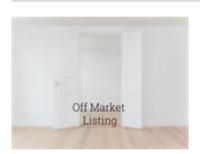
**Indicative Selling Price** \$750,000 - \$800,000 **Median House Price** Year ending June 2019: \$888,250



Property Type: House Land Size: 534 sqm approx

**Agent Comments** 

# Comparable Properties



103 Rutherford Rd VIEWBANK 3084 (REI)





Price: \$835,000 Method: Private Sale Date: 05/04/2019

Property Type: House

**Agent Comments** 



16 Kuranga Rd VIEWBANK 3084 (REI)







Price: \$799,500 Method: Private Sale Date: 27/03/2019

Property Type: House (Res) Land Size: 587 sqm approx Agent Comments



333 Banyule Rd VIEWBANK 3084 (REI)





Price: \$790.000 Method: Private Sale Date: 02/04/2019

Property Type: House (Res) Land Size: 569 sqm approx

Agent Comments

Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089



