

## 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

486 Lower Plenty 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

\$730,000

&

\$770,000

#### Median sale price

Median price

\$970,000

House

X

Unit

Suburb

Viewbank

Period - From

01/07/2016

to

30/06/2017

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	8-10 Borlase St YALLAMBIE 3085	\$778,000	27/05/2017
2	8 Graham Rd VIEWBANK 3084	\$730,000	13/05/2017
3	394 Lower Plenty Rd VIEWBANK 3084	\$676,000	12/08/2017

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.~~