

# 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

18 Rockaway Drive, 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 \$880,000 & \$930,000

### 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	40 Martins La VIEWBANK 3084	\$927,000	10/08/2019
2	8 Everglade Ct VIEWBANK 3084	\$920,000	24/08/2019
3	9 Winston Rd VIEWBANK 3084	\$886,500	06/04/2019

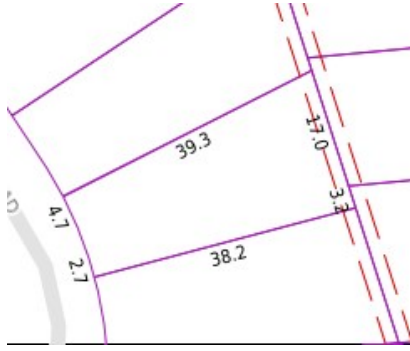
OR

~~**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:

02/10/2019 11:37

18 Rockaway Drive, Viewbank Vic 3084



 4  2  2

**Property Type:** House  
**Land Size:** 623 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$930,000  
**Median House Price**  
Year ending June 2019: \$888,250

## Comparable Properties



**40 Martins La VIEWBANK 3084 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$927,000  
**Method:** Auction Sale  
**Date:** 10/08/2019  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**8 Everglade Ct VIEWBANK 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 24/08/2019  
**Property Type:** House (Res)  
**Land Size:** 599 sqm approx



**9 Winston Rd VIEWBANK 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$886,500  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Property Type:** House (Res)  
**Land Size:** 534 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.