

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

2/4 Mark Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$700,000

&

\$740,000

Median sale price

Median price \$688,000

Property Type Unit

Suburb Viewbank

Period - From 01/10/2020

to 30/09/2021

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	4/52 Jones Cr ROSANNA 3084	\$740,000	05/10/2021
2	3/56 Kambea Cr VIEWBANK 3084	\$720,000	01/10/2021
3	4/4 Brassey Av ROSANNA 3084	\$710,000	30/06/2021

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:

11/11/2021 10:05



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$700,000 - \$740,000
Median Unit Price
Year ending September 2021: \$688,000

Comparable Properties



4/52 Jones Cr ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$740,000
Method: Sold Before Auction
Date: 05/10/2021
Property Type: Unit
Land Size: 218 sqm approx

3/56 Kambea Cr VIEWBANK 3084 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 01/10/2021
Rooms: 3
Property Type: Unit



4/4 Brassey Av ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$710,000
Method: Private Sale
Date: 30/06/2021
Property Type: Unit