

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

54 Castleton Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,275,000

Property Type House

Suburb Viewbank

Period - From 01/04/2021

to 31/03/2022

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	65 Duff Pde VIEWBANK 3084	\$892,500	12/02/2022
2	89 Warralong Av GREENSBOROUGH 3088	\$885,000	09/05/2022
3	20 Fahey Cr YALLAMBIE 3085	\$880,000	05/02/2022

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:

31/05/2022 10:10



Property Type: House (Previously Occupied - Detached)
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending March 2022: \$1,275,000

Comparable Properties



65 Duff Pde VIEWBANK 3084 (REI)

Agent Comments



Price: \$892,500
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)



89 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 09/05/2022
Property Type: House
Land Size: 522 sqm approx



20 Fahey Cr YALLAMBIE 3085 (REI/VG)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 608 sqm approx