

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

4 Kurrajong Close, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,120,000

Property Type House

Suburb Viewbank

Period - From 01/10/2023

to 31/12/2023

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	99 Rutherford Rd VIEWBANK 3084	\$1,308,000	19/12/2023
2	8 Lena St VIEWBANK 3084	\$1,280,000	09/09/2023
3	5 Royston St VIEWBANK 3084	\$1,101,000	14/10/2023

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:

12/02/2024 16:45



 4  2  2

Property Type: House
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2023: \$1,120,000

Comparable Properties



99 Rutherford Rd VIEWBANK 3084 (REI)

Agent Comments

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Price: \$1,308,000
Method: Sold Before Auction
Date: 19/12/2023
Property Type: House (Res)
Land Size: 569 sqm approx



8 Lena St VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,280,000
Method: Auction Sale
Date: 09/09/2023
Rooms: 6
Property Type: House (Res)
Land Size: 587 sqm approx



5 Royston St VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,101,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 532 sqm approx