

# 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

3 Tranquil Winter Court, 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 \$780,000 & \$850,000

### Median sale price

Median price \$1,154,000 Property Type House Suburb Viewbank

Period - From 16/08/2022 to 15/08/2023 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	195a Rosanna Rd ROSANNA 3084	\$780,000	29/05/2023
2	3/422 Lower Plenty Rd VIEWBANK 3084	\$800,000	07/03/2023
3	1/201 Rosanna Rd ROSANNA 3084	\$820,000	19/05/2023

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:

16/08/2023 10:03

## 3 Tranquil Winter Court, Viewbank Vic 3084



 3  1  1

**Property Type:** House (Res)  
**Land Size:** 340 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

16/08/2022 - 15/08/2023: \$1,154,000

## Comparable Properties



**195a Rosanna Rd ROSANNA 3084 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 29/05/2023  
**Property Type:** House (Res)  
**Land Size:** 370 sqm approx



**3/422 Lower Plenty Rd VIEWBANK 3084 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 07/03/2023  
**Property Type:** Townhouse (Single)



**1/201 Rosanna Rd ROSANNA 3084 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$820,000  
**Method:** Sold Before Auction  
**Date:** 19/05/2023  
**Property Type:** Unit  
**Land Size:** 400 sqm approx

**Account -** Jellis Craig | P: 03 94598111



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