

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

176 Graham Road, Viewbank Vic 3084

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$1,245,500

Property Type

House

Suburb

Viewbank

Period - From

01/10/2021

to

31/12/2021

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	3 Janice St MACLEOD 3085	\$981,500	21/12/2021
2	48 Jones Cr ROSANNA 3084	\$980,000	30/10/2021
3			

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:

26/03/2022 17:13



 3  2  3

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$990,000
Median House Price
December quarter 2021: \$1,245,500

Comparable Properties



3 Janice St MACLEOD 3085 (REI/VG)

Agent Comments

 4  1  3

Price: \$981,500
Method: Auction Sale
Date: 21/12/2021
Property Type: House (Res)
Land Size: 590 sqm approx



48 Jones Cr ROSANNA 3084 (REI/VG)

Agent Comments

 3  1  2

Price: \$980,000
Method: Auction Sale
Date: 30/10/2021
Rooms: 4
Property Type: House (Res)
Land Size: 561 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888