

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

39 Castleton Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$1,330,000 Property Type House Suburb Viewbank

Period - From 01/07/2021 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	37 Castleton Rd VIEWBANK 3084	\$990,000	16/07/2021
2	412 Lower Plenty Rd VIEWBANK 3084	\$980,500	26/06/2021
3	48 Jones Cr ROSANNA 3084	\$980,000	30/10/2021

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:

26/11/2021 18:48



5 3 2

Rooms: 9
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
September quarter 2021: \$1,330,000

Comparable Properties



37 Castleton Rd VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$990,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: House (Res)
Land Size: 587 sqm approx



412 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

Agent Comments

2 1 2

Price: \$980,500
Method: Auction Sale
Date: 26/06/2021
Rooms: 5
Property Type: House (Res)
Land Size: 603 sqm approx



48 Jones Cr ROSANNA 3084 (REI)

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

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089