

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

56 Casey Crescent, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Viewbank

Period - From 01/04/2022

to

30/06/2022

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	2 Walter Withers Ct VIEWBANK 3084	\$1,455,000	30/03/2022
2	4 The Glade VIEWBANK 3084	\$1,407,500	02/04/2022
3	17 Ovata CI YALLAMBIE 3085	\$1,315,000	06/08/2022

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:

01/09/2022 10:20



 4  2  2

Property Type: House
Land Size: 502 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
June quarter 2022: \$1,255,000

Comparable Properties

2 Walter Withers Ct VIEWBANK 3084 (REI/VG) **Agent Comments**

 4  2  -

Price: \$1,455,000
Method: Sold Before Auction
Date: 30/03/2022
Property Type: House (Res)
Land Size: 632 sqm approx



4 The Glade VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,407,500
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 651 sqm approx



17 Ovata CI YALLAMBIE 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,315,000
Method: Auction Sale
Date: 06/08/2022
Rooms: 9
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Barry Plant | P: 03 9842 8888