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	56 Casey Crescent, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,255,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	2 Walter Withers Ct VIEWBANK 3084	\$1,455,000	30/03/2022
	4 The Clade VIEWDANIK 2004	¢1 407 500	00/04/0000

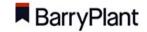
2 4 The Glade VIEWBANK 3084 \$1,407,500 02/04/2022 3 17 Ovata CI YALLAMBIE 3085 \$1,315,000 06/08/2022

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













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

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



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

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



