

# 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

6 Lodge 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 \$1,590,000

&

\$1,670,000

### Median sale price

Median price \$1,240,000

Property Type House

Suburb Viewbank

Period - From 01/01/2021

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	1 Mill Ct VIEWBANK 3084	\$1,732,000	06/10/2021
2	80 Buckingham Dr HEIDELBERG 3084	\$1,660,000	22/12/2021
3	3 Hendersons Rd VIEWBANK 3084	\$1,500,000	21/09/2021

**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:

25/02/2022 21:06