

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

3 Royston Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	18 Christine St VIEWBANK 3084	\$1,200,000	03/12/2021
2	20 Fran Cr VIEWBANK 3084	\$1,180,000	01/11/2021
3	9 Old Lower Plenty Rd VIEWBANK 3084	\$1,133,000	27/11/2021

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:

13/01/2022 12:50



 3  1  2

Property Type: House
Land Size: 533 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2021: \$1,330,000

Comparable Properties



18 Christine St VIEWBANK 3084 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000
Method: Private Sale
Date: 03/12/2021
Rooms: 7
Property Type: House (Res)
Land Size: 584 sqm approx



20 Fran Cr VIEWBANK 3084 (REI)

Agent Comments

 4  1  2

Price: \$1,180,000
Method: Private Sale
Date: 01/11/2021
Property Type: House
Land Size: 533 sqm approx



9 Old Lower Plenty Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,133,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 535 sqm approx