

## 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 10/105 Martins Lane, Viewbank Vic 3084

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$600,000

#### Median sale price

Median price \$624,000 House Unit X Suburb Viewbank

Period - From 01/04/2017 to 31/03/2018 Source REIV

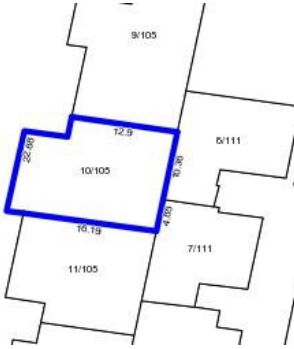
#### Comparable property sales (\*Delete A or B below as applicable)

**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	2/28 Para Rd LOWER PLENTY 3093	\$580,000	08/05/2018
2	2/23 Christine St VIEWBANK 3084	\$572,000	14/04/2018
3	6/8 Longs Rd LOWER PLENTY 3093	\$540,000	17/03/2018

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.

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000

**Median Unit Price**

Year ending March 2018: \$624,000

## Comparable Properties

**2/28 Para Rd LOWER PLENTY 3093 (REI/VG)**

Agent Comments

**Price:** \$580,000**Method:** Private Sale**Date:** 08/05/2018**Rooms:** 3**Property Type:** Unit**Land Size:** 201 sqm approx**2/23 Christine St VIEWBANK 3084 (REI/VG)**

Agent Comments

**Price:** \$572,000**Method:** Auction Sale**Date:** 14/04/2018**Rooms:** 3**Property Type:** Unit**Land Size:** 239 sqm approx**6/8 Longs Rd LOWER PLENTY 3093 (REI/VG)**

Agent Comments

**Price:** \$540,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** 3**Property Type:** Unit**Land Size:** 179 sqm approx