

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

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

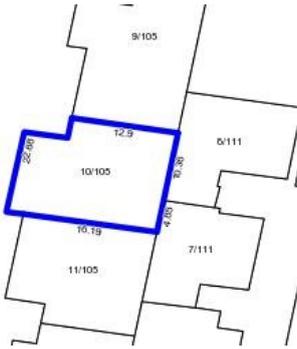
Comparable property sales (*Delete A or B below as applicable)

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