

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

4 Jason Court, Viewbank Vic 3084

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,007,000

House

X

Unit

Suburb Viewbank

Period - From 01/10/2016

to

30/09/2017

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	7 Pilgrim Ct ROSANNA 3084	\$1,170,000	12/08/2017
2	33 Eamon Dr VIEWBANK 3084	\$1,115,000	01/07/2017
3	34 Lyon Rd VIEWBANK 3084	\$1,080,000	14/10/2017

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.



5 3 2

Rooms:
Property Type: House (Res)
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
Year ending September 2017: \$1,007,000

Comparable Properties



7 Pilgrim Ct ROSANNA 3084 (REI)

Agent Comments

4 3 3

Price: \$1,170,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 9
Property Type: House (Res)
Land Size: 694 sqm approx



33 Eamon Dr VIEWBANK 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,115,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 7
Property Type: House
Land Size: 592 sqm approx



34 Lyon Rd VIEWBANK 3084 (REI)

Agent Comments

4 2 2

Price: \$1,080,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 651 sqm approx