

Gordon Whale 03 9490 0548 0419 335 459 gwhale@milesre.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	4 Jason Court, Viewbank Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,007,000	Hou	ise 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.

Ad	dress 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.

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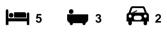
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\$1,100,000 **Median House Price** Year ending September 2017: \$1,007,000

**Indicative Selling Price** 



Rooms:

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

**Agent Comments** 

# Comparable Properties



7 Pilgrim Ct ROSANNA 3084 (REI)





Price: \$1,170,000

Method: Auction Sale Date: 12/08/2017

Rooms: 9

Property Type: House (Res) Land Size: 694 sqm approx **Agent Comments** 



33 Eamon Dr VIEWBANK 3084 (REI/VG)



Price: \$1,115,000 Method: Auction Sale Date: 01/07/2017 Rooms: 7

Property Type: House Land Size: 592 sqm approx **Agent Comments** 



34 Lyon Rd VIEWBANK 3084 (REI)





Price: \$1,080,000 Method: Auction Sale Date: 14/10/2017 Rooms: 6

Property Type: House (Res) Land Size: 651 sqm approx

**Agent Comments** 

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