Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 70 Winston Road, Viewbank Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	ı/underquo	ting		
Single pric	e \$1,220,000							
Median sale p	rice							
Median price	\$1,120,000	Pro	operty Type	House			Suburb	Viewbank
Period - From	01/10/2023	to	31/12/2023		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	64 Winston Rd VIEWBANK 3084	\$1,450,000	13/11/2023
2	60 Winston Rd VIEWBANK 3084	\$1,260,000	22/12/2023
3	4 Kurrajong CI VIEWBANK 3084	\$1,225,000	24/02/2024

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:

18/03/2024 08:56









Property Type: House Land Size: 598 sqm approx Agent Comments Indicative Selling Price \$1,220,000 Median House Price December quarter 2023: \$1,120,000

Comparable Properties



64 Winston Rd VIEWBANK 3084 (REI/VG)



Price: \$1,450,000 Method: Sold Before Auction Date: 13/11/2023 Property Type: House (Res) Land Size: 610 sqm approx Agent Comments



60 Winston Rd VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,260,000 Method: Private Sale Date: 22/12/2023 Property Type: House Land Size: 613 sqm approx

4 Kurrajong CI VIEWBANK 3084 (REI)



Agent Comments



Price: \$1,225,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 578 sqm approx

Account - Barry Plant | P: (03) 9431 1243



propertydata

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