

# 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

70 Winston Road, Viewbank Vic 3084

### Indicative selling price

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

Single price \$1,220,000

### Median sale price

Median price \$1,120,000

Property Type House

Suburb Viewbank

Period - From 01/10/2023

to 31/12/2023

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	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 Cl 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



 4  2  4

**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)**

**Agent Comments**

 4  2  2

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



**60 Winston Rd VIEWBANK 3084 (REI)**

**Agent Comments**

 3  2  2

**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**

 4  2  2

**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