

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

6 Nestan Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$880,000 & \$900,000

Median sale price

Median price \$923,500

Property Type House

Suburb Viewbank

Period - From 01/01/2019

to 31/12/2019

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	12 Lewellin Gr ROSANNA 3084	\$895,000	07/12/2019
2	13 Manton St HEIDELBERG 3084	\$893,000	27/11/2019
3			

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:

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Property Type: House
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$900,000
Median House Price
Year ending December 2019: \$923,500

Comparable Properties



12 Lewellin Gr ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$895,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House
Land Size: 604 sqm approx



13 Manton St HEIDELBERG 3084 (REI)

Agent Comments

3 1 1

Price: \$893,000
Method: Private Sale
Date: 27/11/2019
Rooms: 4
Property Type: House (Res)
Land Size: 563 sqm approx

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.