

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

8 Havilah Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,211,500

Property Type House

Suburb Viewbank

Period - From 01/10/2020

to

30/09/2021

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	98 Martins La VIEWBANK 3084	\$1,298,000	30/10/2021
2	23 Old Lower Plenty Rd VIEWBANK 3084	\$1,253,000	23/10/2021
3	31 Peakview Dr VIEWBANK 3084	\$1,200,000	09/10/2021

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:

18/01/2022 16:28



4 2 1

Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending September 2021: \$1,211,500

Comparable Properties



98 Martins La VIEWBANK 3084 (REI)

Agent Comments

4 3 2

Price: \$1,298,000

Method: Auction Sale

Date: 30/10/2021

Rooms: 6

Property Type: House (Res)

Land Size: 669 sqm approx



23 Old Lower Plenty Rd VIEWBANK 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,253,000

Method: Sold Before Auction

Date: 23/10/2021

Rooms: 6

Property Type: House (Res)

Land Size: 636 sqm approx



31 Peakview Dr VIEWBANK 3084 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 09/10/2021

Property Type: House (Res)

Land Size: 464 sqm approx

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