#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	43 Bannockburn Road, Viewbank Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,450,000

#### Median sale price

Median price \$1,120,000	Pro	operty Type Ho	use	Suburb	Viewbank
Period - From 01/10/2023	to	31/12/2023	Sourc	e 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

Address of comparable property		1 1100	Date of Sale
1	13 Northwood Dr VIEWBANK 3084	\$1,485,000	24/02/2024
2	38 Robern Pde VIEWBANK 3084	\$1,345,000	01/03/2024
3	5 Rockaway Dr VIEWBANK 3084	\$1,220,000	19/12/2023

#### 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:	24/03/2024 16:01



Date of sale











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

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 **Median House Price** 

December quarter 2023: \$1,120,000

## Comparable Properties



13 Northwood Dr VIEWBANK 3084 (REI)





Price: \$1,485,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 663 sqm approx

**Agent Comments** 



38 Robern Pde VIEWBANK 3084 (REI)





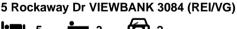


Agent Comments

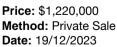
Price: \$1,345,000 Method: Private Sale Date: 01/03/2024

Property Type: House (Res) Land Size: 743 sqm approx

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Agent Comments



Property Type: House (Res) Land Size: 622 sqm approx

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



