

# 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

43 Bannockburn 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

\$1,450,000

### 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	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



 4  2  2

**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)**

Agent Comments

 4  2  4

**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**38 Robern Pde VIEWBANK 3084 (REI)**

Agent Comments

 5  2  2

**Price:** \$1,345,000

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**5 Rockaway Dr VIEWBANK 3084 (REI/VG)**

Agent Comments

 5  3  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** House (Res)

**Land Size:** 622 sqm approx

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