

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 Greenwich Place, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,255,000

Property Type House

Suburb Viewbank

Period - From 01/04/2022

to

30/06/2022

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	40 Diane Cr VIEWBANK 3084	\$1,270,000	28/03/2022
2	51 Duff Pde VIEWBANK 3084	\$1,110,000	09/07/2022
3	78 Banyule Rd ROSANNA 3084	\$1,052,000	10/06/2022

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:

21/07/2022 13:02



 4  2  4

Property Type: House
Land Size: 750 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2022: \$1,255,000

Comparable Properties



40 Diane Cr VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Private Sale
Date: 28/03/2022
Property Type: House
Land Size: 587 sqm approx



51 Duff Pde VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,110,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 700 sqm approx



78 Banyule Rd ROSANNA 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,052,000
Method: Private Sale
Date: 10/06/2022
Property Type: House (Res)
Land Size: 602 sqm approx