

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

22 Martins Lane, Viewbank Vic 3084

Indicative selling price

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

Single price

\$1,380,000

Median sale price

Median price

\$1,140,000

Property Type

House

Suburb

Viewbank

Period - From

01/07/2024

to

30/09/2024

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	2 Tara Ct YALLAMBIE 3085	\$1,210,000	05/10/2024
2	74 Duff Pde VIEWBANK 3084	\$1,465,000	05/09/2024
3	36 Rosemar Cirt VIEWBANK 3084	\$1,240,000	03/09/2024

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:

28/10/2024 11:07



 4  2  2

Property Type: House (Res)
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$1,380,000
Median House Price
September quarter 2024: \$1,140,000

Comparable Properties



2 Tara Ct YALLAMBIE 3085 (REI)

Agent Comments

 4  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 567 sqm approx

74 Duff Pde VIEWBANK 3084 (REI)

Agent Comments

 5  2  2

Price: \$1,465,000
Method: Sold Before Auction
Date: 05/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx



36 Rosemar Cirt VIEWBANK 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,240,000
Method: Private Sale
Date: 03/09/2024
Property Type: House (Res)

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