

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

46 Lyon Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,357,500

Property Type House

Suburb Viewbank

Period - From 01/04/2023

to

30/06/2023

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	55 Casey Cr VIEWBANK 3084	\$1,614,000	13/05/2023
2	14 Ironbark St VIEWBANK 3084	\$1,575,000	11/04/2023
3	26 Robern Pde VIEWBANK 3084	\$1,515,000	17/06/2023

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:

24/07/2023 16:42



 5  3  6

Rooms: 10
Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2023: \$1,357,500

Comparable Properties



55 Casey Cr VIEWBANK 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,614,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 575 sqm approx



14 Ironbark St VIEWBANK 3084 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,575,000
Method: Auction Sale
Date: 11/04/2023
Property Type: House (Res)
Land Size: 609 sqm approx



26 Robern Pde VIEWBANK 3084 (REI)

Agent Comments

 5  2  2

Price: \$1,515,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 991 sqm approx

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996