

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 9 Winston Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$915,000

House

X

Unit

Suburb

Viewbank

Period - From 01/01/2018

to

31/12/2018

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	25 Rosebud Pde VIEWBANK 3084	\$839,000	10/09/2018
2	6 Wurrunjerrri PI VIEWBANK 3084	\$860,000	20/12/2018
3	50 Graham Rd VIEWBANK 3084	\$860,000	26/11/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
Year ending December 2018: \$915,000

Comparable Properties



25 Rosebud Pde VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$839,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House
Land Size: 677 sqm approx



6 Wurrunjerrri PI VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 20/12/2018
Rooms: -
Property Type: House
Land Size: 630 sqm approx



50 Graham Rd VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 26/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 683 sqm approx