

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

1/4 Mark Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$695,000 & \$730,000

Median sale price

Median price \$836,250 Property Type Townhouse Suburb Viewbank

Period - From 21/11/2023 to 20/11/2024 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	5/62 Meyrick Cr VIEWBANK 3084	\$703,000	11/06/2024
2	10/93 Martins La VIEWBANK 3084	\$699,888	09/06/2024
3	28/86 Graham Rd VIEWBANK 3084	\$665,000	01/06/2024

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:

21/11/2024 09:27



Property Type: Townhouse

Agent Comments

Comparable Properties



5/62 Meyrick Cr VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$703,000

Method: Private Sale

Date: 11/06/2024

Property Type: Unit



10/93 Martins La VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$699,888

Method: Private Sale

Date: 09/06/2024

Property Type: Unit

Land Size: 256 sqm approx



28/86 Graham Rd VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit

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