

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

3 Wurrunjerrri Place, Viewbank Vic 3084

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$1,219,000

Property Type House

Suburb Viewbank

Period - From 01/04/2024

to 30/06/2024

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	90 Lyon Rd VIEWBANK 3084	\$1,320,000	29/05/2024
2	2 Simla Cl VIEWBANK 3084	\$1,325,000	18/05/2024
3	1 Ulrich Ct VIEWBANK 3084	\$1,290,000	05/04/2024

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:

14/09/2024 13:53

3 Wurrunjerri Place, Viewbank Vic 3084



 4  2  2

Property Type: House
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000
Median House Price
June quarter 2024: \$1,219,000

Comparable Properties



90 Lyon Rd VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,320,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: House (Res)



2 Simla CI VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,325,000
Method: Private Sale
Date: 18/05/2024
Property Type: House
Land Size: 640 sqm approx



1 Ulrich Ct VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,290,000
Method: Sold Before Auction
Date: 05/04/2024
Rooms: 5
Property Type: House (Res)
Land Size: 529 sqm approx

Account - Jellis Craig | P: 03 94598111



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