

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

8 Sylvia Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,245,500

Property Type House

Suburb Viewbank

Period - From 01/10/2021

to 31/12/2021

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	7 Rangeview Ct VIEWBANK 3084	\$1,432,500	23/10/2021
2	2 Alfreda Av ROSANNA 3084	\$1,400,000	10/01/2022
3	8 Lillian Ct VIEWBANK 3084	\$1,355,000	27/01/2022

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:

08/02/2022 21:01



 4  3  2

Property Type: House
Land Size: 638 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
December quarter 2021: \$1,245,500

Comparable Properties



7 Rangeview Ct VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,432,500
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 745 sqm approx



2 Alfreda Av ROSANNA 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000
Method: Private Sale
Date: 10/01/2022
Property Type: House



8 Lillian Ct VIEWBANK 3084 (REI)

Agent Comments

 4  2  3

Price: \$1,355,000
Method: Private Sale
Date: 27/01/2022
Property Type: House (Res)
Land Size: 671 sqm approx