

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

11 Apple Blossom Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,185,500

Property Type House

Suburb Viewbank

Period - From 01/01/2023

to

31/12/2023

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	6 Willa Av VIEWBANK 3084	\$961,000	28/10/2023
2	3 Tranquil Winter Ct VIEWBANK 3084	\$941,000	21/10/2023
3	60 McCrae Rd ROSANNA 3084	\$910,000	15/12/2023

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:

09/03/2024 09:52



3 2 2

Property Type: House
Land Size: 552 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending December 2023: \$1,185,500

Comparable Properties



6 Willa Av VIEWBANK 3084 (REI/VG)

Agent Comments

3 1 2

Price: \$961,000
Method: Private Sale
Date: 28/10/2023
Property Type: House
Land Size: 557 sqm approx



3 Tranquil Winter Ct VIEWBANK 3084 (REI/VG) **Agent Comments**

3 1 1

Price: \$941,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 340 sqm approx



60 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

3 1 1

Price: \$910,000
Method: Sold Before Auction
Date: 15/12/2023
Property Type: House (Res)
Land Size: 641 sqm approx

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