

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

15 Ironbark Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$960,000

&

\$1,056,000

Median sale price

Median price \$839,000

House

X

Unit

Suburb Viewbank

Period - From 01/07/2018

to

30/09/2018

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	377 Banyule Rd VIEWBANK 3084	\$1,095,000	24/09/2018
2	8 Lena St VIEWBANK 3084	\$1,065,000	08/09/2018
3	34 Fran Cr VIEWBANK 3084	\$1,010,000	23/11/2018

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: House
Land Size: 550 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,056,000
Median House Price
 September quarter 2018: \$839,000

Comparable Properties



377 Banyule Rd VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,095,000
Method: Private Sale
Date: 24/09/2018
Rooms: 8
Property Type: House
Land Size: 557 sqm approx



8 Lena St VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,065,000
Method: Private Sale
Date: 08/09/2018
Rooms: 6
Property Type: House
Land Size: 585 sqm approx



34 Fran Cr VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,010,000
Method: Private Sale
Date: 23/11/2018
Rooms: -
Property Type: House
Land Size: 586 sqm approx