

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	15 Ironbark Street, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$960,000	&	\$1,056,000
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Median sale price

Median price	\$839,000	Hou	use 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.

Add	dress 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

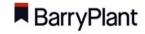
OR

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.





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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)

- 5





6 ≥

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)









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)









Price: \$1,010,000 Method: Private Sale Date: 23/11/2018

Rooms: -

Property Type: House Land Size: 586 sqm approx Agent Comments

Agent Comments

Agent Comments



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