

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

1/326 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Viewbank

Period - From

03/08/2022

to

02/08/2023

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	21/77 Mccrae Rd ROSANNA 3084	\$670,000	22/07/2023
2	2/95 Waiora Rd HEIDELBERG HEIGHTS 3081	\$655,000	17/03/2023
3	13/55 Broadford Cr MACLEOD 3085	\$626,000	29/03/2023

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:

03/08/2023 10:22



3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$650,000

Median Unit Price

03/08/2022 - 02/08/2023: \$800,000

Comparable Properties



21/77 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

2 1 1

Price: \$670,000

Method: Auction Sale

Date: 22/07/2023

Property Type: Unit

Land Size: 316 sqm approx



2/95 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000

Method: Private Sale

Date: 17/03/2023

Rooms: 4

Property Type: Unit



13/55 Broadford Cr MACLEOD 3085 (REI/VG)

Agent Comments

2 1 1

Price: \$626,000

Method: Private Sale

Date: 29/03/2023

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088