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	1 Gordon Court, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000

Median sale price

Median price	\$1,245,500	Pro	perty 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

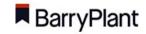
Add	dress of comparable property	Price	Date of sale
1	77 Buckingham Dr HEIDELBERG 3084	\$1,600,000	21/03/2022
2	14 Miriam St ROSANNA 3084	\$1,598,000	19/02/2022
3	174 Hawdon St HEIDELBERG 3084	\$1,500,000	03/02/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/03/2022 13:51









Property Type: House Land Size: 709 sqm approx **Agent Comments**

Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price** December quarter 2021: \$1,245,500

Comparable Properties



77 Buckingham Dr HEIDELBERG 3084 (REI)

Price: \$1,600,000

Method: Sold Before Auction

Date: 21/03/2022 Property Type: House Land Size: 669 sqm approx **Agent Comments**



14 Miriam St ROSANNA 3084 (REI)



Price: \$1,598,000 Method: Auction Sale Date: 19/02/2022 Rooms: 5

Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments



174 Hawdon St HEIDELBERG 3084 (VG)





Price: \$1,500,000 Method: Sale Date: 03/02/2022

Property Type: House (Res) Land Size: 587 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



