

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 Gordon Court, Viewbank Vic 3084

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

Property 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	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 comparable properties 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



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$1,600,000
Method: Sold Before Auction
Date: 21/03/2022
Property Type: House
Land Size: 669 sqm approx



14 Miriam St ROSANNA 3084 (REI)

Agent Comments

 3  1  2

Price: \$1,598,000
Method: Auction Sale
Date: 19/02/2022
Rooms: 5
Property Type: House (Res)
Land Size: 635 sqm approx



174 Hawdon St HEIDELBERG 3084 (VG)

Agent Comments

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Price: \$1,500,000
Method: Sale
Date: 03/02/2022
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Barry Plant | P: 03 9842 8888