

# 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

1/11 Nevin Parade, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$875,000

&

\$950,000

### Median sale price

Median price \$765,000

Property Type Unit

Suburb Viewbank

Period - From 01/10/2023

to

30/09/2024

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	1/37 Drysdale St YALLAMBIE 3085	\$890,000	26/10/2024
2	4/574 Lower Plenty Rd VIEWBANK 3084	\$905,000	17/10/2024
3	3/23 Lascelles Av VIEWBANK 3084	\$860,000	17/05/2024

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:

12/11/2024 11:37

1/11 Nevin Parade, Viewbank Vic 3084



Christopher Macey  
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**Indicative Selling Price**

\$875,000 - \$950,000

**Median Unit Price**

Year ending September 2024: \$765,000



3 2 2

**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 274 sqm approx  
**Agent Comments**

## Comparable Properties



**1/37 Drysdale St YALLAMBIE 3085 (REI)**

**Agent Comments**

3 2 2

**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 26/10/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 221 sqm approx



**4/574 Lower Plenty Rd VIEWBANK 3084 (REI)**

**Agent Comments**

3 2 2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 17/10/2024  
**Property Type:** Unit

**3/23 Lascelles Av VIEWBANK 3084 (VG)**

**Agent Comments**

3 - -

**Price:** \$860,000  
**Method:** Sale  
**Date:** 17/05/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 225 sqm approx

**Account** - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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