

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 5 Grace Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$670,000 & \$735,000

Median sale price

Median price \$893,000 House X Unit Suburb Viewbank

Period - From 01/04/2019 to 30/06/2019 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	8 Noojee Ct YALLAMBIE 3085	\$710,000	24/06/2019
2	2 Corandirk PI YALLAMBIE 3085	\$690,000	07/04/2019
3	9 Bimbadeen Cr YALLAMBIE 3085	\$685,000	27/02/2019

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 559 sqm approx

Agent Comments

Indicative Selling Price

\$670,000 - \$735,000

Median House Price

June quarter 2019: \$893,000

Comparable Properties

**8 Noojee Ct YALLAMBIE 3085 (REI)**

Agent Comments

**Price:** \$710,000**Method:** Private Sale**Date:** 24/06/2019**Rooms:** -**Property Type:** House (Res)**2 Corandirk PI YALLAMBIE 3085 (REI/VG)**

Agent Comments

**Price:** \$690,000**Method:** Private Sale**Date:** 07/04/2019**Rooms:** -**Property Type:** House**Land Size:** 579 sqm approx**9 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)**

Agent Comments

**Price:** \$685,000**Method:** Private Sale**Date:** 27/02/2019**Rooms:** 7**Property Type:** House (Res)**Land Size:** 570 sqm approx