

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	5 Grace 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	\$670,000	&	\$735,000
		i l	

Median sale price

Median price	\$893,000	Ηοι	use 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.

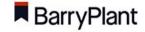
Add	dress of comparable property	Price	Date of sale
1	8 Noojee Ct YALLAMBIE 3085	\$710,000	24/06/2019
2	2 Corandirk PI YALLAMBIE 3085	\$690,000	07/04/2019
3	9 Bimbadeen Cr YALLAMBIE 3085	\$685,000	27/02/2019

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)

--3





Price: \$710,000

Method: Private Sale Date: 24/06/2019

Rooms: -

Property Type: House (Res)

Agent Comments



2 Corandirk PI YALLAMBIE 3085 (REI/VG)







Price: \$690,000 Method: Private Sale Date: 07/04/2019

Rooms: -

Property Type: House Land Size: 579 sqm approx Agent Comments



9 Bimbadeen Cr YALLAMBIE 3085 (REI/VG)



Price: \$685,000 Method: Private Sale Date: 27/02/2019 Rooms: 7

Property Type: House (Res) Land Size: 570 sqm approx

Agent Comments

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988





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