

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

34 Eamon Drive, Viewbank Vic 3084

Indicative selling price

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

Range between

\$785,000

&

\$845,000

Median sale price

Median price

\$915,000

House

X

Unit

Suburb

Viewbank

Period - From

01/01/2018

to

31/12/2018

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	50 Graham Rd VIEWBANK 3084	\$860,000	26/11/2018
2	35 Bannockburn Rd VIEWBANK 3084	\$825,000	12/12/2018
3	26 Eugene St VIEWBANK 3084	\$808,000	01/11/2018

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.



 4  3  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price

\$785,000 - \$845,000

Median House Price

Year ending December 2018: \$915,000

Comparable Properties



50 Graham Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$860,000

Method: Private Sale

Date: 26/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 683 sqm approx



35 Bannockburn Rd VIEWBANK 3084 (REI/VG) Agent Comments

 4  2  2

Price: \$825,000

Method: Private Sale

Date: 12/12/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx



26 Eugene St VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$808,000

Method: Private Sale

Date: 01/11/2018

Rooms: 8

Property Type: House

Land Size: 643 sqm approx