

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 Stone Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,046,750

Property Type House

Suburb Viewbank

Period - From 01/10/2020

to 31/12/2020

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.~~

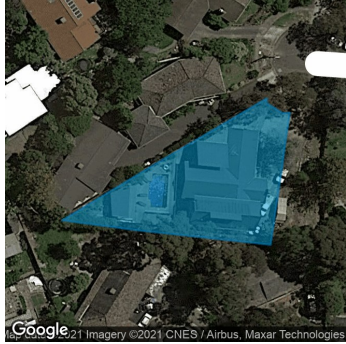
	Address of comparable property	Price	Date of sale
1	3 The Silo VIEWBANK 3084	\$1,530,000	05/12/2020
2	9 Nobel St VIEWBANK 3084	\$1,509,000	29/11/2020
3			

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:

11/03/2021 11:20



 4  2  2

Property Type: House
Land Size: 862 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
December quarter 2020: \$1,046,750

Comparable Properties



3 The Silo VIEWBANK 3084 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,530,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 824 sqm approx



9 Nobel St VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,509,000
Method: Sold Before Auction
Date: 29/11/2020
Property Type: House (Res)
Land Size: 551 sqm approx

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.