

# 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

23 Eamon Drive, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,120,000

Property Type House

Suburb Viewbank

Period - From 01/10/2023

to

31/12/2023

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	11 Rutherford Rd VIEWBANK 3084	\$1,115,000	02/03/2024
2	594 Lower Plenty Rd VIEWBANK 3084	\$1,070,000	05/03/2024
3	11 Appleblossom Ct VIEWBANK 3084	\$990,000	14/03/2024

**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:

21/03/2024 09:08

23 Eamon Drive, Viewbank Vic 3084



3   1   2

**Property Type:** House  
**Land Size:** 599 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2023: \$1,120,000

## Comparable Properties



**11 Rutherford Rd VIEWBANK 3084 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,115,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx



**594 Lower Plenty Rd VIEWBANK 3084 (REI)**

**Agent Comments**

3   2   3

**Price:** \$1,070,000  
**Method:** Sold Before Auction  
**Date:** 05/03/2024  
**Property Type:** House  
**Land Size:** 652 sqm approx



**11 Appleblossom Ct VIEWBANK 3084 (REI)**

**Agent Comments**

3   2   2

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House  
**Land Size:** 552 sqm approx

**Account - Jellis Craig | P: 03 94598111**



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