

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

6/62 Meyrick Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$787,500 Property Type Unit Suburb Viewbank

Period - From 01/10/2022 to 30/09/2023 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	3/23 Christine St VIEWBANK 3084	\$713,500	08/08/2023
2	12/86 Graham Rd VIEWBANK 3084	\$655,000	27/08/2023
3	1/326 Lower Plenty Rd VIEWBANK 3084	\$626,000	11/08/2023

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:

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Property Type:
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
Year ending September 2023: \$787,500

Comparable Properties



3/23 Christine St VIEWBANK 3084 (REI/VG) Agent Comments

2 1 1

Price: \$713,500
Method: Private Sale
Date: 08/08/2023
Property Type: Unit
Land Size: 195 sqm approx



12/86 Graham Rd VIEWBANK 3084 (REI) Agent Comments

2 1 2

Price: \$655,000
Method: Private Sale
Date: 27/08/2023
Property Type: Unit
Land Size: 239 sqm approx



1/326 Lower Plenty Rd VIEWBANK 3084 (VG) Agent Comments

3 - -

Price: \$626,000
Method: Sale
Date: 11/08/2023
Property Type: Flat/Unit/Apartment (Res)