

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

4 Dawn Court, Viewbank Vic 3084

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$985,000 Property Type House Suburb Viewbank

Period - From 01/01/2020 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	26 Mark St VIEWBANK 3084	\$985,000	06/11/2020
2	2 Lady Betty Pde VIEWBANK 3084	\$950,000	13/10/2020
3	10 Robert Ct VIEWBANK 3084	\$910,000	13/08/2020

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:

01/02/2021 15:24



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
Year ending December 2020: \$985,000

Comparable Properties

26 Mark St VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$985,000
Method: Sold Before Auction
Date: 06/11/2020
Property Type: House (Res)
Land Size: 758 sqm approx



2 Lady Betty Pde VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 13/10/2020
Property Type: House
Land Size: 764 sqm approx



10 Robert Ct VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 13/08/2020
Rooms: 5
Property Type: House
Land Size: 591 sqm approx