

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

1/91 Graham Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$885,000

House

X

Unit

Suburb Viewbank

Period - From 01/10/2018

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	3 Lillian Ct VIEWBANK 3084	\$792,500	20/10/2018
2	19 Rutherford Rd VIEWBANK 3084	\$725,000	27/11/2018
3	11 Appleblossom Ct VIEWBANK 3084	\$675,000	28/11/2018

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.



 3  2  2

Rooms:**Property Type:** House (Res)**Land Size:** 563.7 sqm approx**Agent Comments****Indicative Selling Price**

\$700,000 - \$770,000

Median House Price

December quarter 2018: \$885,000

Comparable Properties

**3 Lillian Ct VIEWBANK 3084 (REI/VG)****Agent Comments**

 3  1  1

Price: \$792,500**Method:** Auction Sale**Date:** 20/10/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 585 sqm approx**19 Rutherford Rd VIEWBANK 3084 (REI/VG)****Agent Comments**

 3  1  2

Price: \$725,000**Method:** Private Sale**Date:** 27/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 539 sqm approx**11 Appleblossom Ct VIEWBANK 3084 (REI/VG)** **Agent Comments**

 3  2  2

Price: \$675,000**Method:** Private Sale**Date:** 28/11/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 550 sqm approx