

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/91 Graham Road, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$885,000	Hou	use 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.

Add	dress 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.

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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)

=3







Price: \$792.500 Method: Auction Sale Date: 20/10/2018

Rooms: 5

Property Type: House (Res) Land Size: 585 sqm approx **Agent Comments**



19 Rutherford Rd VIEWBANK 3084 (REI/VG)

-3







Price: \$725,000 Method: Private Sale Date: 27/11/2018

Rooms: -

Property Type: House (Res) Land Size: 539 sqm approx **Agent Comments**



11 Appleblossom Ct VIEWBANK 3084 (REI/VG) Agent Comments







Price: \$675,000 Method: Private Sale Date: 28/11/2018

Rooms: 5

Property Type: House (Res) Land Size: 550 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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