

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

15 Lena Street, Viewbank Vic 3084

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,046,750 Property Type House Suburb Viewbank

Period - From 01/10/2020 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	168 Beverley Rd ROSANNA 3084	\$1,020,000	22/10/2020
2	114 Beverley Rd ROSANNA 3084	\$1,000,000	22/10/2020
3	134 Beverley Rd ROSANNA 3084	\$970,000	28/11/2020

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:

15/02/2021 13:30



Property Type: House (Previously Occupied - Detached)
Land Size: 589 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 December quarter 2020: \$1,046,750

Comparable Properties



168 Beverley Rd ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 22/10/2020
Property Type: House
Land Size: 600 sqm approx



114 Beverley Rd ROSANNA 3084 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 22/10/2020
Property Type: House (Res)
Land Size: 606 sqm approx



134 Beverley Rd ROSANNA 3084 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 28/11/2020
Property Type: House
Land Size: 629 sqm approx