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	15 Lena Street, Viewbank Vic 3084
Including suburb and	
postcode	
postcode	

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	Pro	perty 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

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 comparableproperties 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



RT Edgar





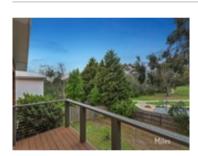
Property Type: House (Previously Occupied - Detached) Land Size: 589 sqm approx

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)





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



114 Beverley Rd ROSANNA 3084 (REI/VG)





Price: \$1,000,000 Method: Auction Sale Date: 22/10/2020

Property Type: House (Res) Land Size: 606 sqm approx

Agent Comments



134 Beverley Rd ROSANNA 3084 (REI)





Price: \$970.000 Method: Private Sale Date: 28/11/2020 Property Type: House Land Size: 629 sqm approx Agent Comments

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