

Walter Ortner 9499 5611 0412 371 899 wortner@hockingstuart.com.au

#### 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	34 Sherlowe Crescent, Viewbank Vic 3084					

#### Indicative selling price

For the meaning of t	nis price see co	nsumer.vic.gov.au	underquoting/

Range between	\$910,000	&	\$1,000,000
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#### Median sale price

Median price	\$1,295,000	Hou	ise X	Unit		Suburb	Viewbank
Period - From	01/07/2017	to	30/09/2017		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	22 Kambea Cr VIEWBANK 3084	\$970,000	20/11/2017
2	7 Kuranga Rd VIEWBANK 3084	\$950,000	04/11/2017
3	24 Sherlowe Cr VIEWBANK 3084	\$930,000	14/10/2017

#### 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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**Indicative Selling Price** \$910,000 - \$1,000,000 **Median House Price** September guarter 2017: \$1,295,000



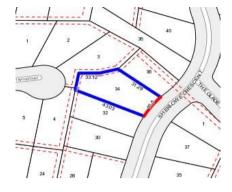




Rooms:

Property Type: Land Land Size: 874 sqm approx

**Agent Comments** 



### Comparable Properties



22 Kambea Cr VIEWBANK 3084 (REI)





Price: \$970,000 Method: Private Sale Date: 20/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 744 sqm approx

Agent Comments



7 Kuranga Rd VIEWBANK 3084 (REI)







Price: \$950,000 Method: Auction Sale Date: 04/11/2017

Rooms: -

Property Type: House (Res) Land Size: 601 sqm approx **Agent Comments** 



24 Sherlowe Cr VIEWBANK 3084 (REI)

**=** 3





Price: \$930,000 Method: Auction Sale Date: 14/10/2017

Rooms: 4

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments

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