

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 this price see consumer.vic.gov.au/underquoting

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$1,295,000 House 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.

	Address 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.



Rooms:

Property Type: Land

Land Size: 874 sqm approx

Agent Comments

Comparable Properties



22 Kambea Cr VIEWBANK 3084 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 20/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 744 sqm approx



7 Kuranga Rd VIEWBANK 3084 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 04/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 601 sqm approx



24 Sherlowe Cr VIEWBANK 3084 (REI)

Agent Comments



Price: \$930,000

Method: Auction Sale

Date: 14/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 654 sqm approx