## 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

25 Eugene Street, Viewbank Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$1,357,500	Pro	operty Type	Hou	se		Suburb	Viewbank
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	653 Lower Plenty Rd VIEWBANK 3084	\$940,000	26/05/2023
2	17 Kerry CI VIEWBANK 3084	\$929,000	01/08/2023
3	1/4 Leslie Ct LOWER PLENTY 3093	\$920,000	15/07/2023

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:

14/09/2023 15:46



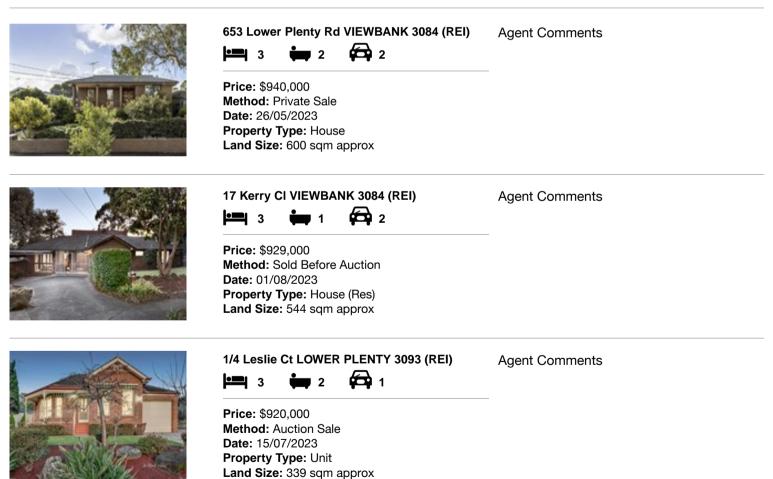






Property Type: House Land Size: 470 sqm approx Agent Comments Oversized carport, storage shed Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2023: \$1,357,500

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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