

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 consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,357,500

Property Type House

Suburb Viewbank

Period - From 01/04/2023

to 30/06/2023

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	653 Lower Plenty Rd VIEWBANK 3084	\$940,000	26/05/2023
2	17 Kerry Cl 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



3 2 2

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



653 Lower Plenty Rd VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 26/05/2023

Property Type: House

Land Size: 600 sqm approx



17 Kerry Ct VIEWBANK 3084 (REI)

Agent Comments

3 1 2

Price: \$929,000

Method: Sold Before Auction

Date: 01/08/2023

Property Type: House (Res)

Land Size: 544 sqm approx



1/4 Leslie Ct LOWER PLENTY 3093 (REI)

Agent Comments

3 2 1

Price: \$920,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit

Land Size: 339 sqm approx

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