

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 IRONBARK STREET VIEWBANK VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

House

Suburb

Viewbank

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

22 WARREN ROAD VIEWBANK VIC 3084	\$1,220,000	20-Nov-21
18 CHRISTINE STREET VIEWBANK VIC 3084	\$1,200,000	03-Dec-21
6 ULRICH COURT VIEWBANK VIC 3084	\$1,180,000	26-Feb-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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22 WARREN ROAD VIEWBANK VIC 3084 Sold Price **\$1,220,000** Sold Date **20-Nov-21**

3 1 2

Distance **0.5km**



18 CHRISTINE STREET VIEWBANK VIC 3084 Sold Price **\$1,200,000** Sold Date **03-Dec-21**

4 1 2

Distance **0.44km**



6 ULRICH COURT VIEWBANK VIC 3084 Sold Price ^{RS} **\$1,180,000** Sold Date **26-Feb-22**

3 1 2

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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