

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

1 Appleblossom Court, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,080,000

&

\$1,150,000

Median sale price

Median price

\$1,225,000

Property Type

House

Suburb

Viewbank

Period - From

01/01/2024

to

31/03/2024

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	21 Somerset Dr VIEWBANK 3084	\$1,140,000	13/05/2024
2	11 Rutherford Rd VIEWBANK 3084	\$1,115,000	02/03/2024
3	23 Eamon Dr VIEWBANK 3084	\$1,075,000	28/03/2024

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:

07/06/2024 14:53



 4  2  2

Property Type: House
Land Size: 775 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,150,000
Median House Price
March quarter 2024: \$1,225,000

Comparable Properties



21 Somerset Dr VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Sold Before Auction
Date: 13/05/2024
Property Type: House (Res)



11 Rutherford Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,115,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 602 sqm approx



23 Eamon Dr VIEWBANK 3084 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,075,000
Method: Sold Before Auction
Date: 28/03/2024
Property Type: House (Res)
Land Size: 599 sqm approx

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