

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

19 Old Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,219,000

Property Type

House

Suburb

Viewbank

Period - From

01/04/2024

to

30/06/2024

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	16 Eileen St VIEWBANK 3084	\$1,150,000	24/07/2024
2	42 Bartram Rise VIEWBANK 3084	\$1,100,000	16/07/2024
3	1 Appleblossom Ct VIEWBANK 3084	\$1,125,000	22/06/2024

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:

31/07/2024 13:49



 4  2  2

Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
June quarter 2024: \$1,219,000

Comparable Properties



16 Eileen St VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: House
Land Size: 540 sqm approx



42 Bartram Rise VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 16/07/2024
Property Type: House (Res)
Land Size: 651 sqm approx



1 Appleblossom Ct VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,125,000
Method: Private Sale
Date: 22/06/2024
Property Type: House
Land Size: 775 sqm approx