

# 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

42 Bartram Rise, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### 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 | 4 Greenwich PI VIEWBANK 3084   | \$1,282,500 | 19/05/2024   |
| 2 | 5 The Silo VIEWBANK 3084       | \$1,260,000 | 22/02/2024   |
| 3 | 5 Barn Hill CI VIEWBANK 3084   | \$1,200,000 | 29/02/2024   |

**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:

15/07/2024 11:01



 4   
  2   
  2

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,150,000

**Median House Price**

June quarter 2024: \$1,219,000

## Comparable Properties



**4 Greenwich PI VIEWBANK 3084 (REI/VG)**

Agent Comments

 4   
  2   
  4

**Price:** \$1,282,500

**Method:** Sold After Auction

**Date:** 19/05/2024

**Property Type:** House

**Land Size:** 943 sqm approx



**5 The Silo VIEWBANK 3084 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$1,260,000

**Method:** Sold Before Auction

**Date:** 22/02/2024

**Property Type:** House

**Land Size:** 687 sqm approx



**5 Barn Hill CI VIEWBANK 3084 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 29/02/2024

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 620 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243