

# 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

233 Banyule Road, 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

\$2,290,000

### Median sale price

Median price

\$1,140,000

Property Type

House

Suburb

Viewbank

Period - From

01/07/2024

to

30/09/2024

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	26 Falcon Rd MACLEOD 3085	\$2,235,000	08/11/2024
2	53 Castleton Rd VIEWBANK 3084	\$1,970,000	31/08/2024
3	109 St James Rd ROSANNA 3084	\$2,370,000	18/05/2024

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:

20/11/2024 16:15

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**Indicative Selling Price**

\$2,290,000

**Median House Price**

September quarter 2024: \$1,140,000



 5  3  3

**Property Type:** House  
**Land Size:** 510 sqm approx  
**Agent Comments**

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.

## Comparable Properties



**26 Falcon Rd MACLEOD 3085 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,235,000  
**Method:** Private Sale  
**Date:** 08/11/2024  
**Property Type:** House



**53 Castleton Rd VIEWBANK 3084 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$1,970,000  
**Method:** Auction Sale  
**Date:** 31/08/2024  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx



**109 St James Rd ROSANNA 3084 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$2,370,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx

**Account - Barry Plant | P: 03 9842 8888**



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