

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 Sherlowe Crescent, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$970,000

House X

Suburb Viewbank

Period - From 01/07/2016 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
75 Rosemar Cirt VIEWBANK 3084	\$1,050,000	31/03/2017
15 Duff Pde VIEWBANK 3084	\$1,015,000	20/05/2017
6 Dawn Ct VIEWBANK 3084	\$1,003,000	20/05/2017

19 Sherlowe Crescent, Viewbank Vic 3084

Miles
EST 1924



3 2 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2017: \$970,000

Comparable Properties



75 Rosemar Cirt VIEWBANK 3084 (REI)

Agent Comments

4 1 2

Price: \$1,050,000

Method: Private Sale

Date: 31/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm approx



15 Duff Pde VIEWBANK 3084 (REI)

Agent Comments

4 2 1

Price: \$1,015,000

Method: Auction Sale

Date: 20/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 715 sqm approx



6 Dawn Ct VIEWBANK 3084 (REI)

Agent Comments

4 2 2

Price: \$1,003,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 619 sqm approx