

## 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	26-28 Graham Road, Viewbank Vic 3084
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#### Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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#### Median sale price

Median price	\$1,011,000	House	X	Unit		Suburb	Viewbank
Period - From	01/01/2017	to	31/12/2017	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	105 Hodgson St ROSANNA 3084	\$1,100,000	04/11/2017
2	34 Lyon Rd VIEWBANK 3084	\$1,080,000	14/10/2017
3	38 Castleton Rd VIEWBANK 3084	\$1,011,000	21/10/2017

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.