

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

2 Simla Close, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Viewbank

Period - From 01/01/2024

to

31/03/2024

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	43 Bannockburn Rd VIEWBANK 3084	\$1,425,000	26/03/2024
2	15 Hendersons Rd VIEWBANK 3084	\$1,350,000	17/04/2024
3	1 Ulrich Ct VIEWBANK 3084	\$1,290,000	05/04/2024

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:

30/04/2024 15:03

2 Simla Close, Viewbank Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,400,000
Median House Price
March quarter 2024: \$1,225,000

Comparable Properties



43 Bannockburn Rd VIEWBANK 3084 (REI) Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 26/03/2024
Property Type: House (Res)
Land Size: 651 sqm approx



15 Hendersons Rd VIEWBANK 3084 (REI) Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 17/04/2024
Property Type: House



1 Ulrich Ct VIEWBANK 3084 (REI) Agent Comments



Price: \$1,290,000
Method: Sold Before Auction
Date: 05/04/2024
Rooms: 5
Property Type: House (Res)
Land Size: 529 sqm approx

Account - Jellis Craig | P: 03 94598111



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