

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

46 Castleton Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,255,000 Property Type House Suburb Viewbank

Period - From 01/04/2022 to 30/06/2022 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	22 Munro St MACLEOD 3085	\$2,061,000	09/04/2022
2	18 Prosperity Rd LOWER PLENTY 3093	\$1,780,000	05/03/2022
3	6 Lodge Ct VIEWBANK 3084	\$1,650,000	26/03/2022

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:

25/08/2022 12:27



 5  3  2

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2022: \$1,255,000

Comparable Properties



22 Munro St MACLEOD 3085 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,061,000
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 856 sqm approx



18 Prosperity Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,780,000
Method: Private Sale
Date: 05/03/2022
Property Type: House
Land Size: 763 sqm approx



6 Lodge Ct VIEWBANK 3084 (REI/VG)

Agent Comments

 4  4  4

Price: \$1,650,000
Method: Auction Sale
Date: 26/03/2022
Rooms: 8
Property Type: House (Res)
Land Size: 579 sqm approx