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	

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	Pro	perty Type	louse		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.

Ad	dress 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













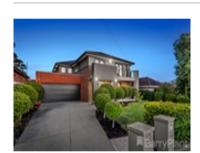
Property Type: House **Land Size:** 644 sqm approx

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)

4





Agent Comments

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)





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



6 Lodge Ct VIEWBANK 3084 (REI/VG)

---| 4





Price: \$1,650,000 Method: Auction Sale Date: 26/03/2022

Rooms: 8

Property Type: House (Res) **Land Size:** 579 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



