

# 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

36 Lyon Road, Viewbank Vic 3084

### 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

### Median sale price

Median price \$980,000

Property Type House

Suburb Viewbank

Period - From 01/10/2019

to 30/09/2020

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	10 Rhonda St ROSANNA 3084	\$1,080,000	13/08/2020
2	6 Meyrick Cr VIEWBANK 3084	\$1,040,000	30/05/2020
3	61 Rosemar Cirt VIEWBANK 3084	\$1,010,000	24/10/2020

**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:

16/11/2020 17:25

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**Indicative Selling Price**

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

**Median House Price**

Year ending September 2020: \$980,000



4 2 1

**Property Type:** House (Res)

**Land Size:** 658 sqm approx

Agent Comments

## Comparable Properties



**10 Rhonda St ROSANNA 3084 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 13/08/2020

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

**6 Meyrick Cr VIEWBANK 3084 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 30/05/2020

**Property Type:** House (Res)

**Land Size:** 677 sqm approx

**61 Rosemar Cirt VIEWBANK 3084 (REI)**

Agent Comments

4 2 2

**Price:** \$1,010,000

**Method:** Sold Before Auction

**Date:** 24/10/2020

**Property Type:** House

**Land Size:** 668.90 sqm approx