

# 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 Kerry Close, 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,245,500

Property Type

House

Suburb

Viewbank

Period - From

01/10/2021

to

31/12/2021

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 | 6 Ulrich Ct VIEWBANK 3084      | \$1,180,000 | 26/02/2022   |
| 2 | 3 Royston St VIEWBANK 3084     | \$1,145,900 | 16/02/2022   |
| 3 | 21 De Burgh Ct VIEWBANK 3084   | \$1,140,000 | 11/02/2022   |

**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:

04/04/2022 18:55



 3  2  2

**Property Type:** House  
**Land Size:** 537 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2021: \$1,245,500

## Comparable Properties



**6 Ulrich Ct VIEWBANK 3084 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 26/02/2022  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**3 Royston St VIEWBANK 3084 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,145,900  
**Method:** Sold Before Auction  
**Date:** 16/02/2022  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx



**21 De Burgh Ct VIEWBANK 3084 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,140,000  
**Method:** Sale  
**Date:** 11/02/2022  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx