

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

31 Winston Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,011,000 House X Unit Suburb Viewbank

Period - From 01/01/2017 to 31/12/2017 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	4 Jason Ct VIEWBANK 3084	\$1,100,000	29/11/2017
2	43 Eamon Dr VIEWBANK 3084	\$1,050,000	24/02/2018
3	14 Somerset Dr VIEWBANK 3084	\$980,000	28/10/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 527 sqm approx

Agent Comments

Comparable Properties



4 Jason Ct VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 29/11/2017

Rooms: 8

Property Type: House

Land Size: 584 sqm approx



43 Eamon Dr VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 8

Property Type: House (Res)

Land Size: 576 sqm approx



14 Somerset Dr VIEWBANK 3084 (REI)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 585 sqm approx