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

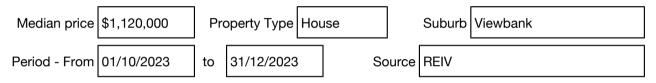
25 Kambea Crescent, Viewbank Vic 3084

Indicative selling price

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

Single price \$1,200,000

Median sale price



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 Kuranga Rd VIEWBANK 3084	\$1,161,000	10/02/2024
2	22 Broadlea Cr VIEWBANK 3084	\$1,135,000	29/02/2024
3	11 Rutherford Rd VIEWBANK 3084	\$1,115,000	02/03/2024

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:

17/03/2024 15:33









Property Type: House (Res) Land Size: 826 sqm approx Agent Comments Indicative Selling Price \$1,200,000 Median House Price December quarter 2023: \$1,120,000

Comparable Properties

22 Kuranga Rd VIEWBANK 3084 (REI) 3 2 2 2 Price: \$1,161,000 Method: Auction Sale Date: 10/02/2024 Rooms: 5 Property Type: House (Res) Land Size: 589 sqm approx	Agent Comments
22 Broadlea Cr VIEWBANK 3084 (REI) 3 1 2 Price: \$1,135,000 Method: Sold Before Auction Date: 29/02/2024 Rooms: 5 Property Type: House (Res) Land Size: 858 sqm approx	Agent Comments
11 Rutherford Rd VIEWBANK 3084 (REI) 3 2 2 2 Price: \$1,115,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 602 sqm approx	Agent Comments

Account - Barry Plant | P: (03) 9431 1243



propertydata ""

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