

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

Median price

\$1,120,000

Property Type

House

Suburb

Viewbank

Period - From

01/10/2023

to

31/12/2023

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	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



 3  1  2

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 Kurunga Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,161,000

Method: Auction Sale

Date: 10/02/2024

Rooms: 5

Property Type: House (Res)

Land Size: 589 sqm approx



22 Broadlea Cr VIEWBANK 3084 (REI)

Agent Comments

 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



11 Rutherford Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,115,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 602 sqm approx

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