

# 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

3 Christine Street, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### 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	64 Winston Rd VIEWBANK 3084	\$1,450,000	13/11/2023
2	8 The Mews VIEWBANK 3084	\$1,338,000	21/10/2023
3	26 Toumlin Gr VIEWBANK 3084	\$1,315,000	10/02/2024

**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:

06/03/2024 11:21



 3    2    2

**Property Type:** House  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2023: \$1,120,000

## Comparable Properties



**64 Winston Rd VIEWBANK 3084 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$1,450,000  
**Method:** Sold Before Auction  
**Date:** 13/11/2023  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**8 The Mews VIEWBANK 3084 (REI/VG)**

**Agent Comments**

 3    2    4

**Price:** \$1,338,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 841 sqm approx



**26 Toumlin Gr VIEWBANK 3084 (REI)**

**Agent Comments**

 4    2    1

**Price:** \$1,315,000  
**Method:** Sold Before Auction  
**Date:** 10/02/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx

**Account - Barry Plant** | P: 03 9842 8888