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

1/105 Martins Lane, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$820,000	&	\$880,000	D				
Median sale price								
Median price	\$790,000	Property Type	Unit	Suburb	Viewbank			
Period - From	28/05/2024	to 27/05/2025	5 So	ource Property	y Data			

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.

Ade	dress of comparable property	Price	Date of sale
1	145 Martins La VIEWBANK 3084	\$1,115,000	16/05/2025
2	47a Kambea Cr VIEWBANK 3084	\$920,000	14/05/2025
3	14 Martins La VIEWBANK 3084	\$1,080,000	04/12/2024

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:

28/05/2025 13:10









Property Type: Unit Land Size: 498 sqm approx Agent Comments Indicative Selling Price \$820,000 - \$880,000 Median Unit Price 28/05/2024 - 27/05/2025: \$790,000

Comparable Properties

145 Martins La VIEWBANK 3084 (REI) 145 Martins La	Agent Comments
47a Kambea Cr VIEWBANK 3084 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments
14 Martins La VIEWBANK 3084 (REI/VG) 1 3 2 2 2 Price: \$1,080,000 Method: Private Sale Date: 04/12/2024 Property Type: House Land Size: 557 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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