## 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

1/4 Mark Street, Viewbank Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$650,000		&		\$695,000				
Median sale price									
Median price	\$825,000	Pro	Property Type		Townhouse		Suburb	Viewbank	
Period - From	20/03/2024	to	19/03/2025		So	ource	Property	/ 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/27 Eugene St VIEWBANK 3084	\$705,000	07/12/2024
2	3/338 Lower Plenty Rd VIEWBANK 3084	\$621,500	05/10/2024
3			

OR

**B**<sup>\*</sup> 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:

20/03/2025 14:01









Property Type: Townhouse Agent Comments Indicative Selling Price \$650,000 - \$695,000 Median Townhouse Price 20/03/2024 - 19/03/2025: \$825,000

# **Comparable Properties**

3/27 Eugene St VIEWBANK 3084 (REI/VG) 3 1 2 Price: \$705,000 Method: Auction Sale Date: 07/12/2024 Rooms: 4 Property Type: Unit	Agent Comments
3/338 Lower Plenty Rd VIEWBANK 3084 (REI/VG) 2 1 1 1 1 Price: \$621,500 Method: Auction Sale Date: 05/10/2024 Property Type: Unit Land Size: 163 sqm approx	Agent Comments

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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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