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

11a Kambea Crescent, Viewbank Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$840,000		&		\$900,000	C		
Median sale p	rice							
Median price	\$775,000	Pro	operty Type	Unit			Suburb	Viewbank
Period - From	01/04/2024	to	31/03/2025		So	urce	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 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	1/35 Grantham Rd VIEWBANK 3084	\$900,000	22/12/2024
2	20 Kambea Cr VIEWBANK 3084	\$870,000	06/11/2024
3			

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:

01/05/2025 15:47









Property Type: Land Size: 412 sqm approx Agent Comments Indicative Selling Price \$840,000 - \$900,000 Median Unit Price Year ending March 2025: \$775,000

Comparable Properties

1/35 Grantham Rd VIEWBANK 3084 (VG)	Agent Comments
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
Price: \$900,000 Method: Sale	
Date: 22/12/2024	
Property Type: Flat/Unit/Apartment (Res)	
20 Kambea Cr VIEWBANK 3084 (REI/VG)	Agent Comments
	Agent Comments
₩ ₩₩ 3 ₩₩₩ 1 ₩₩₩ 1	
Price: \$870,000	
Method: Private Sale	
Date: 06/11/2024	
_	Image: 4 Image: - Image: - Image: - Price: \$900,000 Method: Sale Date: 22/12/2024 Date: 22/12/2024 Property Type: Flat/Unit/Apartment (Res) 20 Kambea Cr VIEWBANK 3084 (REI/VG) Image: 3 Image: 1 Image: 1 Price: \$870,000 Method: Private Sale

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



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