## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 Mark Street, Viewbank Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$980,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$1,195,000	Pro	operty Type	Hou	ISE		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 six months 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	347 Banyule Rd VIEWBANK 3084	\$1,030,000	29/03/2025
2	3 Sussex PI HEIDELBERG 3084	\$1,000,000	18/01/2025
3	143 Martins La VIEWBANK 3084	\$1,098,000	11/11/2024

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:

07/04/2025 14:06



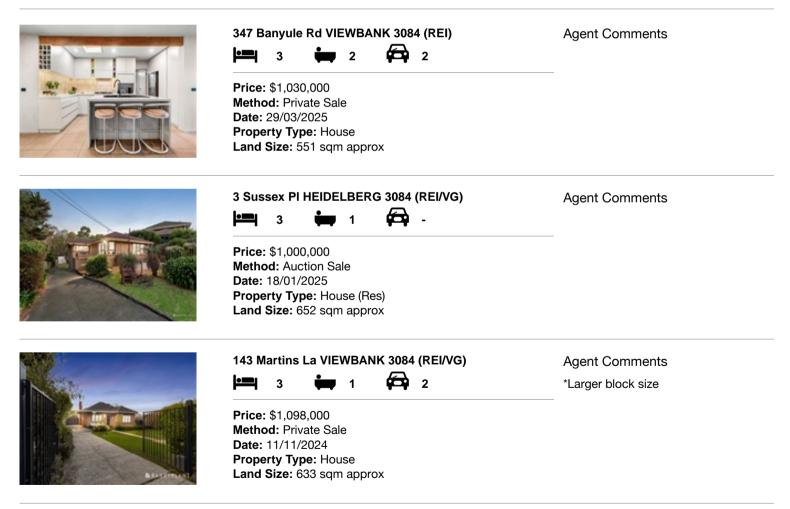






**Property Type:** House **Land Size:** 535 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,050,000 Median House Price Year ending March 2025: \$1,195,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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