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	1/328 Lower Plenty Road, Viewbank Vic 3084
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$775,000	Pro	perty Type	Jnit		Suburb	Viewbank
Period - From	14/09/2022	to	13/09/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/29 Stewart Tce MACLEOD 3085	\$860,000	29/04/2023
2	3/422 Lower Plenty Rd VIEWBANK 3084	\$800,000	07/03/2023
3	2/113 Greensborough Rd MACLEOD 3085	\$762,000	21/06/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/09/2023 12:19







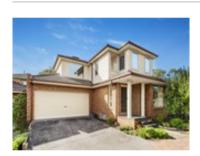


Property Type: Townhouse Land Size: 199 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price 14/09/2022 - 13/09/2023: \$775,000

Comparable Properties



1/29 Stewart Tce MACLEOD 3085 (REI/VG)

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Price: \$860,000 **Method:** Private Sale **Date:** 29/04/2023

Property Type: Townhouse (Res) **Land Size:** 202 sqm approx

Agent Comments



3/422 Lower Plenty Rd VIEWBANK 3084

(REI/VG)





Price: \$800,000 **Method:** Private Sale **Date:** 07/03/2023

Property Type: Townhouse (Single)

Agent Comments



2/113 Greensborough Rd MACLEOD 3085

(REI/VG)

= 3





Price: \$762,000 **Method:** Private Sale **Date:** 21/06/2023

Property Type: Townhouse (Res) **Land Size:** 201 sqm approx

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



