

# 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

1/328 Lower Plenty Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$775,000 Property Type Unit Suburb Viewbank

Period - From 14/09/2022 to 13/09/2023 Source 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	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 comparable properties 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



 3    2    2

**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)**

**Agent Comments**

 3    1    2

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 29/04/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 202 sqm approx



**3/422 Lower Plenty Rd VIEWBANK 3084 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 07/03/2023  
**Property Type:** Townhouse (Single)



**2/113 Greensborough Rd MACLEOD 3085 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$762,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 201 sqm approx

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