## 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

11 Robert Court, Viewbank Vic 3084

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$870,000		&		\$950,000					
Median sale price										
Median price	\$1,160,000	Pro	Property Type H		House		Suburb	Viewbank		
Period - From	01/10/2022	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	653 Lower Plenty Rd VIEWBANK 3084	\$940,000	26/05/2023
2	17 Kerry CI VIEWBANK 3084	\$929,000	01/08/2023
3	76 Rutherford Rd VIEWBANK 3084	\$925,000	06/06/2023

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:

08/11/2023 15:31









Rooms: 3 Property Type: House (Res) Land Size: 574 sqm approx Agent Comments Indicative Selling Price \$870,000 - \$950,000 Median House Price Year ending September 2023: \$1,160,000

# **Comparable Properties**

653 Lower Plenty Rd VIEWBANK 3084 (REI/VG) Price: \$940,000 Method: Private Sale Date: 26/05/2023 Property Type: House Land Size: 600 sqm approx	Agent Comments
17 Kerry CI VIEWBANK 3084 (REI/VG) 1 2 Price: \$929,000 Method: Sold Before Auction Date: 01/08/2023 Property Type: House (Res) Land Size: 544 sqm approx	Agent Comments
76 Rutherford Rd VIEWBANK 3084 (REI/VG) 3 1 2 Price: \$925,000 Method: Private Sale Date: 06/06/2023 Property Type: House Land Size: 557 sqm approx	Agent Comments

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



propertydata

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