

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 between \$870,000 & \$950,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Viewbank

Period - From 01/10/2022 to 30/09/2023 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.

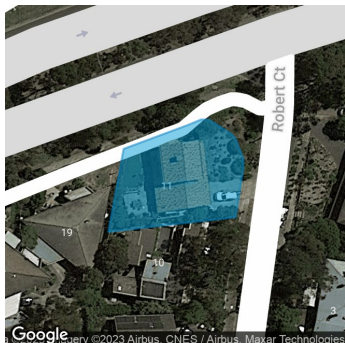
	Address of comparable property	Price	Date of sale
1	653 Lower Plenty Rd VIEWBANK 3084	\$940,000	26/05/2023
2	17 Kerry CI VIEWBANK 3084	\$929,000	01/08/2023
3	76 Rutherford Rd VIEWBANK 3084	\$925,000	06/06/2023

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)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 600 sqm approx



17 Kerry CI VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$929,000
Method: Sold Before Auction
Date: 01/08/2023
Property Type: House (Res)
Land Size: 544 sqm approx



76 Rutherford Rd VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 06/06/2023
Property Type: House
Land Size: 557 sqm approx

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