## 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 Rutherford Road, Viewbank Vic 3084

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$940,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,185,500	Pro	operty Type	Hou	se		Suburb	Viewbank
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Willa Av VIEWBANK 3084	\$961,000	28/10/2023
2	201 Lower Plenty Rd ROSANNA 3084	\$959,000	12/01/2024
3	11 Robert Ct VIEWBANK 3084	\$935,000	09/12/2023

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:

07/02/2024 13:00









Property Type: House Land Size: 602 sqm approx Agent Comments 2 x large living zones Indicative Selling Price \$940,000 - \$990,000 Median House Price Year ending December 2023: \$1,185,500

# **Comparable Properties**



6 Willa Av VIEWBANK 3084 (REI) 1 7 2

201 Lower Plenty Rd ROSANNA 3084 (REI)

Price: \$961,000 Method: Private Sale Date: 28/10/2023 Property Type: House Land Size: 557 sqm approx Agent Comments

Agent Comments



Price: \$959,000 Method: Private Sale Date: 12/01/2024 Rooms: 5 Property Type: House (Res) Land Size: 432 sqm approx

3

11 Robert Ct VIEWBANK 3084 (REI)



Agent Comments



Price: \$935,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 575 sqm approx

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

propertydata



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