

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

166 Graham Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Viewbank

Period - From 01/07/2023 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	76 Rutherford Rd VIEWBANK 3084	\$925,000	06/06/2023
2	9 Kallay Ct VIEWBANK 3084	\$875,000	28/10/2023
3	408 Lower Plenty Rd VIEWBANK 3084	\$835,000	18/11/2023

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:

20/11/2023 09:39



4
 2
 2

Property Type: House
Land Size: 428 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 September quarter 2023: \$1,191,000

Comparable Properties



76 Rutherford Rd VIEWBANK 3084 (REI/VG) Agent Comments

3
 1
 2

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



9 Kallay Ct VIEWBANK 3084 (REI) Agent Comments

3
 1
 2

Price: \$875,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 366 sqm approx



408 Lower Plenty Rd VIEWBANK 3084 (REI) Agent Comments

3
 1
 2

Price: \$835,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 534 sqm approx

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