

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

18 Somerset Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,357,500 Property Type House Suburb Viewbank

Period - From 01/04/2023 to 30/06/2023 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	8 Lena St VIEWBANK 3084	\$1,280,000	09/09/2023
2	64 Lyon Rd VIEWBANK 3084	\$1,225,000	26/08/2023
3	9 Rangeview Ct VIEWBANK 3084	\$1,191,000	02/09/2023

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:

11/10/2023 11:03



4
 2
 2

Rooms: 9
Property Type: House (Res)
Land Size: 582 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 June quarter 2023: \$1,357,500

Comparable Properties



8 Lena St VIEWBANK 3084 (REI)

Agent Comments

4
 2
 -

Price: \$1,280,000
Method: Auction Sale
Date: 09/09/2023
Rooms: 6
Property Type: House (Res)
Land Size: 587 sqm approx



64 Lyon Rd VIEWBANK 3084 (REI)

Agent Comments

3
 2
 2

Price: \$1,225,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 772 sqm approx



9 Rangeview Ct VIEWBANK 3084 (REI)

Agent Comments

4
 2
 1

Price: \$1,191,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 755 sqm approx

Account - Jellis Craig | P: 03 94321444