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 betweer	en \$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$1,357,500	Pro	Property Type Hou		JSE		Suburb	Viewbank
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress 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.

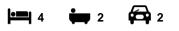
This Statement of Information was prepared on:

11/10/2023 11:03









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) 4 2 - Price: \$1,280,000 Method: Auction Sale Date: 09/09/2023 Rooms: 6 Property Type: House (Res) Land Size: 587 sqm approx	Agent Comments
64 Lyon Rd VIEWBANK 3084 (REI) 3 2 2 2 Price: \$1,225,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res) Land Size: 772 sqm approx	Agent Comments
9 Rangeview Ct VIEWBANK 3084 (REI) 4 2 1 Price: \$1,191,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 755 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 94321444



propertydata

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