

# 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

2 Simla Close, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,120,000 Property Type House Suburb Viewbank

Period - From 01/10/2023 to 31/12/2023 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	16 Stanton Cr ROSANNA 3084	\$1,525,000	24/02/2024
2	13 Northwood Dr VIEWBANK 3084	\$1,485,000	24/02/2024
3	38 Robern Pde VIEWBANK 3084	\$1,345,000	01/03/2024

**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: 19/03/2024 11:20



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
December quarter 2023: \$1,120,000

## Comparable Properties



**16 Stanton Cr ROSANNA 3084 (REI)**

Agent Comments

6 3 2

**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**13 Northwood Dr VIEWBANK 3084 (REI)**

Agent Comments

4 2 4

**Price:** \$1,485,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



**38 Robern Pde VIEWBANK 3084 (REI)**

Agent Comments

5 2 2

**Price:** \$1,345,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx