

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

23 Eamon Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,197,500 Property Type House Suburb Viewbank

Period - From 13/03/2023 to 12/03/2024 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	20 Robern Pde VIEWBANK 3084	\$1,175,000	02/03/2024
2	22 Broadlea Cr VIEWBANK 3084	\$1,135,000	29/02/2024
3	11 Rutherford Rd VIEWBANK 3084	\$1,115,000	02/03/2024

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: 13/03/2024 17:18

23 Eamon Drive, Viewbank Vic 3084

 3  1  2

Property Type: House
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
13/03/2023 - 12/03/2024: \$1,197,500

Comparable Properties



20 Robern Pde VIEWBANK 3084 (REI)

Agent Comments

 4  2  2

Price: \$1,175,000
Method: Auction Sale
Date: 02/03/2024
Rooms: 6
Property Type: House (Res)
Land Size: 697 sqm approx



22 Broadlea Cr VIEWBANK 3084 (REI)

Agent Comments

 3  1  2

Price: \$1,135,000
Method: Sold Before Auction
Date: 29/02/2024
Rooms: 5
Property Type: House (Res)
Land Size: 858 sqm approx



11 Rutherford Rd VIEWBANK 3084 (REI)

Agent Comments

 3  2  2

Price: \$1,115,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 602 sqm approx

Account - Jellis Craig | P: 03 94598111



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