

# 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

25 Kambea Crescent, 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 \$1,050,000 & \$1,150,000

### 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	24 Rosebud Pde VIEWBANK 3084	\$1,230,000	11/11/2023
2	22 Kuranga Rd VIEWBANK 3084	\$1,161,000	10/02/2024
3	60 Kambea Cr VIEWBANK 3084	\$1,000,000	19/08/2023

**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:

19/02/2024 16:32



3   1   2

**Property Type:** House  
**Land Size:** 826 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
December quarter 2023: \$1,120,000

## Comparable Properties



**24 Rosebud Pde VIEWBANK 3084 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



**22 Kuranga Rd VIEWBANK 3084 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,161,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**60 Kambea Cr VIEWBANK 3084 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 710 sqm approx

**Account - Barry Plant | P: (03) 9431 1243**