

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

276 Banyule Road, 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 \$1,225,000 Property Type House Suburb Viewbank

Period - From 01/01/2024 to 31/03/2024 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	21 Somerset Dr VIEWBANK 3084	\$1,140,000	13/05/2024
2	1 Appleblossom Ct VIEWBANK 3084	\$1,125,000	22/06/2024
3	41 Winston Rd VIEWBANK 3084	\$975,000	04/07/2024

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:

09/07/2024 11:07



 4
  1
  2

Property Type: House
Land Size: 752 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 March quarter 2024: \$1,225,000

Comparable Properties



21 Somerset Dr VIEWBANK 3084 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,140,000
Method: Sold Before Auction
Date: 13/05/2024
Property Type: House (Res)
Land Size: 595 sqm approx



1 Appleblossom Ct VIEWBANK 3084 (REI)

Agent Comments

 4
  2
  2

Price: \$1,125,000
Method: Private Sale
Date: 22/06/2024
Property Type: House
Land Size: 775 sqm approx



41 Winston Rd VIEWBANK 3084 (REI)

Agent Comments

 3
  1
  3

Price: \$975,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 700 sqm approx

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