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

3 Christine Street, Viewbank Vic 3084

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	64 Winston Rd VIEWBANK 3084	$1,450,000	13/11/2023
2	8 The Mews VIEWBANK 3084	$1,338,000	21/10/2023
3	26 Toumlin Gr VIEWBANK 3084	$1,315,000	10/02/2024

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: 26/02/2024 20:49

CONSUMER AFFAIRS VICTORIA

3 Christine Street, Viewbank Vic 3084

BarryPlant

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
December quarter 2023: $1,120,000

Comparable Properties

64 Winston Rd VIEWBANK 3084 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,450,000
Method: Sold Before Auction
Date: 13/11/2023
Property Type: House (Res)
Land Size: 610 sqm approx

Agent Comments

8 The Mews VIEWBANK 3084 (REI/VG)

🛏 3   🛁 2   🚗 4

Price: $1,338,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 841 sqm approx

Agent Comments

26 Toumlin Gr VIEWBANK 3084 (REI)

🛏 4   🛁 2   🚗 1

Price: $1,315,000
Method: Sold Before Auction
Date: 10/02/2024
Rooms: 5
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments

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