Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Eamon Drive, Viewbank Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,191,000	Pro	operty Type	Hou	se		Suburb	Viewbank
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	36 Odonnell St VIEWBANK 3084	\$1,300,000	28/07/2023
2	125 Graham Rd VIEWBANK 3084	\$1,195,000	27/07/2023
3	47 Castleton Rd VIEWBANK 3084	\$1,180,000	21/10/2023

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.

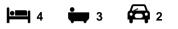
This Statement of Information was prepared on:

24/10/2023 10:59









Property Type: House (Res) **Land Size:** 602 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price September quarter 2023: \$1,191,000

Comparable Properties



36 Odonnell St VIEWBANK 3084 (REI)



Price: \$1,300,000 Method: Private Sale Date: 28/07/2023 Property Type: House

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Agent Comments

Agent Comments



Price: \$1,195,000 Method: Sold Before Auction Date: 27/07/2023 Property Type: House (Res) Land Size: 696 sqm approx

47 Castleton Rd VIEWBANK 3084 (REI)

125 Graham Rd VIEWBANK 3084 (REI/VG)



Agent Comments

Price: \$1,180,000 Method: Auction Sale Date: 21/10/2023 Rooms: 6 Property Type: House (Res) Land Size: 585 sqm approx

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



propertydata

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