

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 34 Eamon Drive, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Viewbank

Period - From 01/07/2023 to 30/09/2023 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	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



 4
  3
  2

Property Type: House (Res)

Land Size: 602 sqm approx

Agent Comments

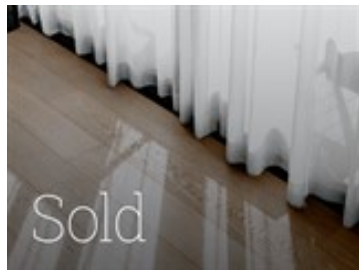
Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2023: \$1,191,000

Comparable Properties



36 Odonnell St VIEWBANK 3084 (REI)

Agent Comments

 4
  2
  2

Price: \$1,300,000

Method: Private Sale

Date: 28/07/2023

Property Type: House



125 Graham Rd VIEWBANK 3084 (REI/VG)

Agent Comments

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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)

Agent Comments

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  2

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