

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 Grantham Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Viewbank

Period - From 01/04/2023 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	27 Wirrabara Ct YALLAMBIE 3085	\$1,100,000	06/04/2024
2	594 Lower Plenty Rd VIEWBANK 3084	\$1,070,000	05/03/2024
3	410 Lower Plenty Rd VIEWBANK 3084	\$1,050,000	27/04/2024

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:

17/06/2024 10:14



Property Type: House
Land Size: 571 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2024: \$1,220,000

Comparable Properties



27 Wirrabara Ct YALLAMBIE 3085 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 616 sqm approx



594 Lower Plenty Rd VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Sold Before Auction
Date: 05/03/2024
Property Type: House (Res)
Land Size: 652 sqm approx



410 Lower Plenty Rd VIEWBANK 3084 (REI)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 534 sqm approx