

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 4/53 Bannockburn Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$713,500 Property Type Unit Suburb Viewbank

Period - From 24/06/2023 to 23/06/2024 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 | 3/5 Longs Rd LOWER PLENTY 3093 | \$800,000 | 13/05/2024 |
| 2 | 2/16 Wilkinson St MACLEOD 3085 | \$750,000 | 02/05/2024 |
| 3 | 5/62 Meyrick Cr VIEWBANK 3084 | \$703,000 | 11/06/2024 |

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: 24/06/2024 14:20



3 1 1

Property Type: Unit
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
24/06/2023 - 23/06/2024: \$713,500

Comparable Properties



3/5 Longs Rd LOWER PLENTY 3093 (REI)

Agent Comments

3 1 1

Price: \$800,000
Method: Private Sale
Date: 13/05/2024
Property Type: Unit



2/16 Wilkinson St MACLEOD 3085 (REI)

Agent Comments

3 1 2

Price: \$750,000
Method: Sold Before Auction
Date: 02/05/2024
Property Type: Unit
Land Size: 250 sqm approx



5/62 Meyrick Cr VIEWBANK 3084 (REI)

Agent Comments

2 2 1

Price: \$703,000
Method: Private Sale
Date: 11/06/2024
Property Type: Unit

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