Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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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	Range between	\$750,000	&	\$800,000
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Median sale price

Median price	\$713,500	Pro	perty Type	Jnit]	Suburb	Viewbank
Period - From	24/06/2023	to	23/06/2024	So	ource	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

Add	dress 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 comparableproperties 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











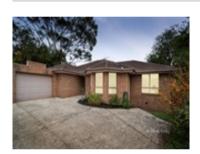


Property Type: Unit **Land Size:** 280 sqm approx

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)

— 3





4

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



2/16 Wilkinson St MACLEOD 3085 (REI)

4 3





A 2

Price: \$750,000

Method: Sold Before Auction

Date: 02/05/2024 Property Type: Unit

Land Size: 250 sqm approx

Agent Comments



5/62 Meyrick Cr VIEWBANK 3084 (REI)

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6

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

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



