

# 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

4/86 Graham Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$680,000

### Median sale price

Median price \$787,500 Property Type Unit Suburb Viewbank

Period - From 01/10/2022 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	21/77 Mccrae Rd ROSANNA 3084	\$670,000	22/07/2023
2	12/86 Graham Rd VIEWBANK 3084	\$655,000	27/08/2023
3	25/86 Graham Rd VIEWBANK 3084	\$620,000	05/07/2023

**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:

18/10/2023 10:11



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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 192 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median Unit Price**  
Year ending September 2023: \$787,500

## Comparable Properties



21/77 Mccrae Rd ROSANNA 3084 (REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 22/07/2023  
**Property Type:** Unit  
**Land Size:** 316 sqm approx



12/86 Graham Rd VIEWBANK 3084 (REI)

[Agent Comments](#)

 2    1    2

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 27/08/2023  
**Property Type:** Unit  
**Land Size:** 239 sqm approx



25/86 Graham Rd VIEWBANK 3084 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 05/07/2023  
**Rooms:** 6  
**Property Type:** Unit

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