

# 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 Greenwich Place, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Viewbank

Period - From 01/01/2024 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 | 38 Robern Pde VIEWBANK 3084    | \$1,345,000 | 01/03/2024   |
| 2 | 99 Rutherford Rd VIEWBANK 3084 | \$1,308,000 | 19/12/2023   |
| 3 | 5 Barn Hill Cl VIEWBANK 3084   | \$1,200,000 | 29/02/2024   |

**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:

14/04/2024 18:43



4   2   2

**Property Type:** House  
**Land Size:** 943 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
March quarter 2024: \$1,225,000

## Comparable Properties



**38 Robern Pde VIEWBANK 3084 (REI)**

[Agent Comments](#)

5   2   2

**Price:** \$1,345,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House (Res)  
**Land Size:** 743 sqm approx



**99 Rutherford Rd VIEWBANK 3084 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,308,000  
**Method:** Sold Before Auction  
**Date:** 19/12/2023  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx



**5 Barn Hill Ct VIEWBANK 3084 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 29/02/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx

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