## 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 Kurrajong Close, Viewbank Vic 3084

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |               |     |               |  |             |      |        |          |  |
|--|---------------|-----|---------------|--|-------------|------|--------|----------|--|
| Range betwee   | n \$1,200,000 |     | &             |  | \$1,300,000 |      |        |          |  |
| Median sale price  |               |     |               |  |             |      |        |          |  |
| Median price   | \$1,120,000   | Pro | Property Type |  | House       |      | Suburb | Viewbank |  |
| Period - From  | 01/10/2023    | to  | 31/12/2023    |  | So          | urce | 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.

| Add | dress of comparable property   | Price       | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1   | 99 Rutherford Rd VIEWBANK 3084 | \$1,308,000 | 19/12/2023   |
| 2   | 8 Lena St VIEWBANK 3084        | \$1,280,000 | 09/09/2023   |
| 3   | 5 Royston St VIEWBANK 3084     | \$1,101,000 | 14/10/2023   |

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:

30/01/2024 12:42









Property Type: House Land Size: 578 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2023: \$1,120,000

# **Comparable Properties**

| 5010 | 99 Rutherford Rd VIEWBANK 3084 (REI)<br>4 2 2 2<br>Price: \$1,308,000<br>Method: Sold Before Auction<br>Date: 19/12/2023<br>Property Type: House (Res)<br>Land Size: 569 sqm approx | Agent Comments |
|------|---|----------------|
|      | 8 Lena St VIEWBANK 3084 (REI/VG)<br>4 2 -<br>Price: \$1,280,000<br>Method: Auction Sale<br>Date: 09/09/2023<br>Rooms: 6<br>Property Type: House (Res)<br>Land Size: 587 sqm approx  | Agent Comments |
|      | 5 Royston St VIEWBANK 3084 (REI/VG)<br>4 2 2 2<br>Price: \$1,101,000<br>Method: Auction Sale<br>Date: 14/10/2023<br>Property Type: House (Res)<br>Land Size: 532 sqm approx         | Agent Comments |

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



propertydata

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