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

408 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

For the meaning	of this price see	cons	umer.vic.go	ov.au/	underquot	ting		
Range betweer	\$820,000		&		\$900,000			
Median sale p	rice							
Median price	\$1,191,000	Pro	perty Type	Hous	se		Suburb	Viewbank
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	182 Graham Rd VIEWBANK 3084	\$850,000	30/08/2023
2	337 Yallambie Rd YALLAMBIE 3085	\$865,500	24/06/2023
3	275 Greensborough Rd MACLEOD 3085	\$692,000	06/05/2023

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:

26/10/2023 11:58



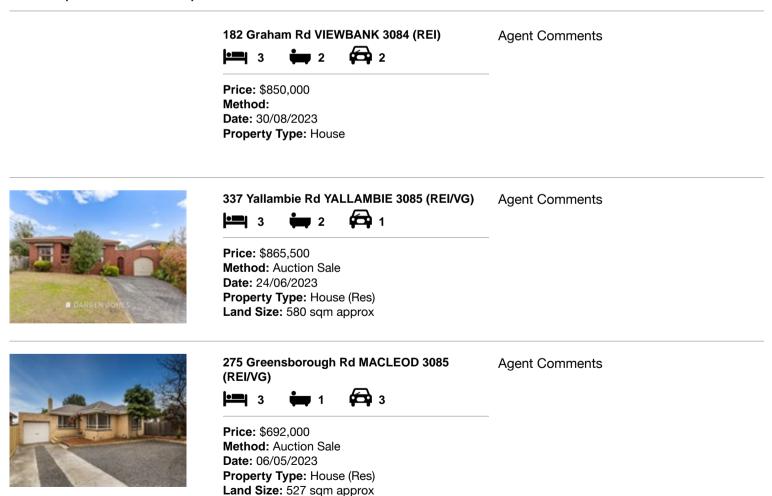






Property Type: House (Res) Land Size: 534 sqm approx Agent Comments Indicative Selling Price \$820,000 - \$900,000 Median House Price September quarter 2023: \$1,191,000

Comparable Properties



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



propertydata

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