

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 consumer.vic.gov.au/underquoting

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Viewbank

Period - From 01/07/2023 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	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



3 1 2

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

182 Graham Rd VIEWBANK 3084 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method:

Date: 30/08/2023

Property Type: House



337 Yallambie Rd YALLAMBIE 3085 (REI/VG)

Agent Comments

3 2 1

Price: \$865,500

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 580 sqm approx



275 Greensborough Rd MACLEOD 3085 (REI/VG)

Agent Comments

3 1 3

Price: \$692,000

Method: Auction Sale

Date: 06/05/2023

Property Type: House (Res)

Land Size: 527 sqm approx

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