

# 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

42 Bartram Rise, 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 \$1,250,000 & \$1,350,000

### 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	4 Greenwich PI VIEWBANK 3084	\$1,282,500	19/05/2024
2	5 The Silo VIEWBANK 3084	\$1,260,000	22/02/2024
3	5 Barn Hill CI 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:

17/06/2024 15:17



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**Property Type:** House  
**Land Size:** 651 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 March quarter 2024: \$1,225,000

## Comparable Properties



**4 Greenwich PI VIEWBANK 3084 (REI)**

Agent Comments

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**Price:** \$1,282,500  
**Method:** Sold After Auction  
**Date:** 19/05/2024  
**Property Type:** House  
**Land Size:** 943 sqm approx



**5 The Silo VIEWBANK 3084 (REI/VG)**

Agent Comments

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**Price:** \$1,260,000  
**Method:** Sold Before Auction  
**Date:** 22/02/2024  
**Property Type:** House  
**Land Size:** 687 sqm approx



**5 Barn Hill CI VIEWBANK 3084 (REI/VG)**

Agent Comments

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**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