## 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

43 Bannockburn Road, Viewbank Vic 3084

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,450,0	00		
Median sale p	rice							
Median price	\$1,120,000	Pro	operty Type	Hou	se		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	34 Eamon Dr VIEWBANK 3084	\$1,500,000	18/11/2023
2	13 Northwood Dr VIEWBANK 3084	\$1,485,000	24/02/2024
3	5 Rockaway Dr VIEWBANK 3084	\$1,220,000	19/12/2023

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:

28/02/2024 14:38



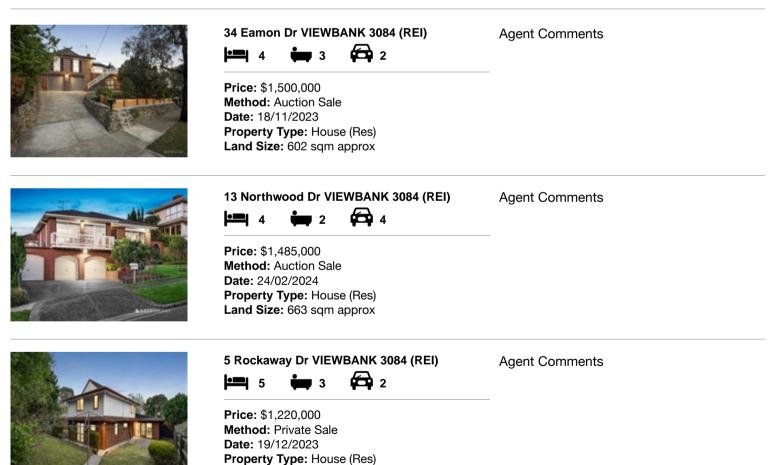






**Property Type:** House Land Size: 651 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,450,000 Median House Price December quarter 2023: \$1,120,000

# **Comparable Properties**



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

propertydata



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Land Size: 622 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.