

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,450,000

Median sale price

Median price \$1,120,000 Property Type House Suburb Viewbank

Period - From 01/10/2023 to 31/12/2023 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 | 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



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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



34 Eamon Dr VIEWBANK 3084 (REI)

Agent Comments

4 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 602 sqm approx



13 Northwood Dr VIEWBANK 3084 (REI)

Agent Comments

4 2 4

Price: \$1,485,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 663 sqm approx



5 Rockaway Dr VIEWBANK 3084 (REI)

Agent Comments

5 3 2

Price: \$1,220,000
Method: Private Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 622 sqm approx

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