

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

5/350 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$670,000 & \$710,000

Median sale price

Median price \$740,000 Property Type Unit Suburb Viewbank

Period - From 01/01/2023 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	2/32 Waiora Rd ROSANNA 3084	\$720,000	29/09/2023
2	2/88 Highview Cr MACLEOD 3085	\$705,000	06/12/2023
3			

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: 05/03/2024 14:41



3
 1
 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$670,000 - \$710,000

Median Unit Price

Year ending December 2023: \$740,000

Comparable Properties



2/32 Waiora Rd ROSANNA 3084 (REI/VG)

Agent Comments

3
 1
 2

Price: \$720,000

Method: Private Sale

Date: 29/09/2023

Rooms: 4

Property Type: Unit

2/88 Highview Cr MACLEOD 3085 (REI/VG)

Agent Comments

3
 1
 1

Price: \$705,000

Method: Sold Before Auction

Date: 06/12/2023

Property Type: Unit

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.

Account - Jellis Craig | P: 03 94321444