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 Royston Street, Viewbank Vic 3084

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,357,500	Pro	operty Type	Hou	se		Suburb	Viewbank
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	4 Haystack PI VIEWBANK 3084	\$1,180,000	27/07/2023
2	95 Rutherford Rd VIEWBANK 3084	\$1,150,000	28/03/2023
3	60 Kambea Cr VIEWBANK 3084	\$1,000,000	19/08/2023

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:

20/09/2023 09:37









Property Type: House Land Size: 535 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June quarter 2023: \$1,357,500

Comparable Properties



4 Haystack PI VIEWBANK 3084 (REI/VG)



Price: \$1,180,000 Method: Private Sale Date: 27/07/2023 Property Type: House Land Size: 655 sqm approx

Agent Comments

Agent Comments



Price: \$1,150,000 Method: Sold Before Auction Date: 28/03/2023

Property Type: House (Res) Land Size: 617 sqm approx

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60 Kambea Cr VIEWBANK 3084 (REI)

95 Rutherford Rd VIEWBANK 3084 (REI/VG)

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Agent Comments

Price: \$1,000,000 Method: Auction Sale Date: 19/08/2023 Property Type: House (Res) Land Size: 710 sqm approx

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



propertydata

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