# 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

6/101 Martins Lane, Viewbank Vic 3084

## Indicative selling price

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

Range between $780,000 & $820,000

## Median sale price

| Median price | $730,000 | Property Type | Unit | Suburb | Viewbank |
|---|---|---|---|---|---|
| Period - From | 07/07/2023 | to 06/07/2024 | | 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 | 4/23 Lascelles Av VIEWBANK 3084 | $881,000 | 26/04/2024 |
| 2 | 3/342 Lower Plenty Rd VIEWBANK 3084 | $780,000 | 08/06/2024 |
| 3 | 3/24 Strathallan Rd MACLEOD 3085 | $750,000 | 13/06/2024 |

**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: 07/07/2024 15:01

CONSUMER AFFAIRS VICTORIA

**BarryPlant**

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**Property Type:** Townhouse
**Land Size:** 210 sqm approx

Agent Comments

**Indicative Selling Price**
$780,000 - $820,000
**Median Unit Price**
07/07/2023 - 06/07/2024: $730,000

# Comparable Properties

**4/23 Lascelles Av VIEWBANK 3084 (VG)**

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Agent Comments

**Price:** $881,000
**Method:** Sale
**Date:** 26/04/2024
**Property Type:** Flat/Unit/Apartment (Res)



**3/342 Lower Plenty Rd VIEWBANK 3084 (REI)**

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Agent Comments

**Price:** $780,000
**Method:** Auction Sale
**Date:** 08/06/2024
**Rooms:** 5
**Property Type:** Townhouse (Res)



**3/24 Strathallan Rd MACLEOD 3085 (REI)**

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Agent Comments

**Price:** $750,000
**Method:** Private Sale
**Date:** 13/06/2024
**Property Type:** Townhouse (Res)

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

REIV THE DIFFERENCE

propertydata.com.au