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

64 Lyon Road, Viewbank Vic 3084

Indicative selling price

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

Range between | $1,050,000 | & | $1,150,000

Median sale price

| Median price | $1,357,500 | Property Type | House | Suburb | Viewbank |

| Period - From | 01/04/2023 | to | 30/06/2023 | 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	7 Lillian Ct VIEWBANK 3084	$1,310,000	25/03/2023
2	95 Rutherford Rd VIEWBANK 3084	$1,150,000	28/03/2023
3	4 Christine St VIEWBANK 3084	$1,056,000	11/07/2023

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: | 02/08/2023 10:05

CONSUMER AFFAIRS VICTORIA

64 Lyon Road, Viewbank Vic 3084

🛏 3   🛁 2   🚗 2

Property Type: House
Land Size: 772 sqm approx

Agent Comments

Comparable Properties

7 Lillian Ct VIEWBANK 3084 (REI)

🛏 4   🛁 2   🚗 2

Price: $1,310,000
Method: Private Sale
Date: 25/03/2023
Property Type: House
Land Size: 660 sqm approx
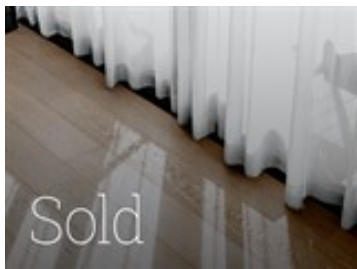
Agent Comments

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95 Rutherford Rd VIEWBANK 3084 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,150,000
Method: Sold Before Auction
Date: 28/03/2023
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

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4 Christine St VIEWBANK 3084 (REI)

🛏 3   🛁 1   🚗 1

Price: $1,056,000
Method: Private Sale
Date: 11/07/2023
Property Type: House

Agent Comments

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