

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

86 Martins Lane, Viewbank Vic 3084

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Viewbank

Period - From 01/01/2024 to 31/03/2024 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	23 Eamon Dr VIEWBANK 3084	\$1,075,000	28/03/2024
2	19 Fairlie Av MACLEOD 3085	\$1,046,000	06/12/2023
3	4 Lowan Av YALLAMBIE 3085	\$950,000	01/02/2024

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:

21/05/2024 12:27



Property Type:

Agent Comments

Comparable Properties



23 Eamon Dr VIEWBANK 3084 (REI/VG)

Agent Comments



Price: \$1,075,000

Method: Sold Before Auction

Date: 28/03/2024

Property Type: House (Res)

Land Size: 599 sqm approx



19 Fairlie Av MACLEOD 3085 (REI/VG)

Agent Comments



Price: \$1,046,000

Method: Private Sale

Date: 06/12/2023

Property Type: House (Res)

Land Size: 769 sqm approx



4 Lowan Av YALLAMBIE 3085 (VG)

Agent Comments



Price: \$950,000

Method: Sale

Date: 01/02/2024

Property Type: House (Res)

Land Size: 539 sqm approx