

# 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

90 Lyon Road, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### 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	87 Lyon Rd VIEWBANK 3084	\$1,251,000	11/12/2023
2	70 Winston Rd VIEWBANK 3084	\$1,225,000	22/03/2024
3	20 Robern Pde VIEWBANK 3084	\$1,175,000	02/03/2024

**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:

11/05/2024 16:02



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**Property Type:** House  
**Land Size:** 661 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 March quarter 2024: \$1,225,000

## Comparable Properties



**87 Lyon Rd VIEWBANK 3084 (REI/VG)**

Agent Comments

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**Price:** \$1,251,000  
**Method:** Sold Before Auction  
**Date:** 11/12/2023  
**Property Type:** House (Res)  
**Land Size:** 868 sqm approx



**70 Winston Rd VIEWBANK 3084 (REI)**

Agent Comments

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**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 22/03/2024  
**Property Type:** House  
**Land Size:** 598 sqm approx



**20 Robern Pde VIEWBANK 3084 (REI)**

Agent Comments

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**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx

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