

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 5/326 Lower Plenty Road, Viewbank Vic 3084

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$687,500 Property Type Unit Suburb Viewbank

Period - From 01/07/2020 to 30/06/2021 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	9/111 Martins La VIEWBANK 3084	\$680,000	16/06/2021
2	22/77 Mccrae Rd ROSANNA 3084	\$665,000	28/05/2021
3	2/68 Lower Plenty Rd ROSANNA 3084	\$640,000	09/02/2021

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: 29/07/2021 14:55



 3  1  1

Rooms: 5
Property Type: Unit
Land Size: n/a sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median Unit Price
Year ending June 2021: \$687,500

Comparable Properties



9/111 Martins La VIEWBANK 3084 (REI)

Agent Comments

 3  1  1

Price: \$680,000
Method: Private Sale
Date: 16/06/2021
Property Type: Unit



22/77 Mccrae Rd ROSANNA 3084 (REI)

Agent Comments

 2  1  1

Price: \$665,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: Unit



2/68 Lower Plenty Rd ROSANNA 3084 (VG)

Agent Comments

 2  -  -

Price: \$640,000
Method: Sale
Date: 09/02/2021
Property Type: Flat/Unit/Apartment (Res)