

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 MILL COURT VIEWBANK VIC 3084

Indicative selling price

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

Single price

or range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,195,000

Property Type

House

Suburb

VIEWBANK

Period - From

September 2023

to

August 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
55 CASEY CRESCENT VIEWBANK VIC 3084	\$1,614,000	13/05/2023
64 WINSTON ROAD VIEWBANK VIC 3084	\$1,450,000	03/11/2023
13 NORTHWOOD DRIVE VIEWBANK VIC 3084	\$1,485,000	24/02/2024

This Statement of Information was prepared on:

10/09/2024