

## 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

1 Bartram Rise, 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

\$800,000

&

\$880,000

#### Median sale price

Median price

\$960,000

House

X

Unit

Suburb

Viewbank

Period - From

01/10/2017

to

30/09/2018

Source

REIV

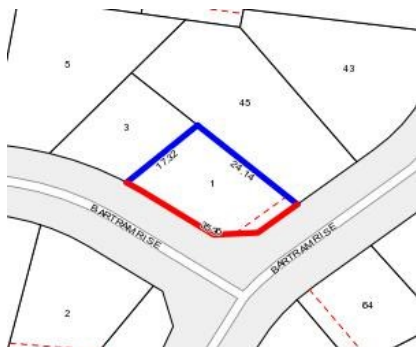
#### Comparable property sales (\*Delete A or B below as applicable)

**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	15 Rodney Ct VIEWBANK 3084	\$865,500	13/10/2018
2	21 Fran Cr VIEWBANK 3084	\$852,000	17/09/2018
3	150 Graham Rd VIEWBANK 3084	\$808,888	01/09/2018

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.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Land Size:** 359 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending September 2018: \$960,000

## Comparable Properties



15 Rodney Ct VIEWBANK 3084 (REI)

**Agent Comments**



**Price:** \$865,500  
**Method:** Auction Sale  
**Date:** 13/10/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 619 sqm approx



21 Fran Cr VIEWBANK 3084 (REI)

**Agent Comments**



**Price:** \$852,000  
**Method:** Private Sale  
**Date:** 17/09/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 534 sqm approx



150 Graham Rd VIEWBANK 3084 (REI)

**Agent Comments**



**Price:** \$808,888  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx