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	6 Dairy Court, Viewbank Vic 3084

Indicative selling price

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

Single price $990,000

Median sale price

Median price $1,219,000 Property Type House Suburb Viewbank

Period - From 01/04/2024 to 30/06/2024 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	41 Winston Rd VIEWBANK 3084	$975,000	04/07/2024
2	86 Martins La VIEWBANK 3084	$1,040,000	22/06/2024
3	11 Appleblossom Ct VIEWBANK 3084	$990,000	14/03/2024

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: 24/07/2024 17:04

6 Dairy Court, Viewbank Vic 3084



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Property Type:
Agent Comments

Indicative Selling Price
$990,000
Median House Price
June quarter 2024: $1,219,000

Comparable Properties



41 Winston Rd VIEWBANK 3084 (REI)

3 1 3

Agent Comments

Price: $975,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 700 sqm approx



86 Martins La VIEWBANK 3084 (REI)

3 1 1

Agent Comments

Price: $1,040,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 669 sqm approx



11 Appleblossom Ct VIEWBANK 3084 (REI/VG)

3 2 2

Agent Comments

Price: $990,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 552 sqm approx

Account - Jellis Craig | P: 03 94321444

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