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	25 Eamon Drive, Viewbank Vic 3084

Indicative selling price

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

Range between $1,125,000 & $1,225,000

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	36 Rosemar Cirt VIEWBANK 3084	$1,240,000	03/09/2024
2	2 Gum Tree Cl VIEWBANK 3084	$1,121,000	31/08/2024
3	19 Grantham Rd VIEWBANK 3084	$1,140,000	17/07/2024

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: 26/09/2024 14:01

Nelson Alexander



5 2 2

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,125,000 - $1,225,000
Median House Price
June quarter 2024: $1,219,000

Comparable Properties



36 Rosemar Cirt VIEWBANK 3084 (REI)

4 3 2

Price: $1,240,000
Method: Private Sale
Date: 03/09/2024
Property Type: House (Res)

Agent Comments



2 Gum Tree Cl VIEWBANK 3084 (REI)

4 2 2

Price: $1,121,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



19 Grantham Rd VIEWBANK 3084 (REI/VG)

5 2 2

Price: $1,140,000
Method: Private Sale
Date: 17/07/2024
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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