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	20 Kambea Crescent, Viewbank Vic 3084

Indicative selling price

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

Range between $840,000 & $880,000

Median sale price

Median price $1,200,000 Property Type House Suburb Viewbank

Period - From 01/10/2023 to 30/09/2024 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	3/218 Lower Plenty Rd ROSANNA 3084	$844,000	17/09/2024
2	1/24 Anderson St HEIDELBERG 3084	$870,000	13/09/2024
3	4/6 Edward St MACLEOD 3085	$875,000	02/09/2024

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: 24/10/2024 12:08

20 Kambea Crescent, Viewbank Vic 3084



2 -

Property Type: House (Res)
Land Size: 369 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $880,000
Median House Price
Year ending September 2024: $1,200,000

Comparable Properties



3/218 Lower Plenty Rd ROSANNA 3084 (REI/VG)

3 2 2

Price: $844,000
Method: Private Sale
Date: 17/09/2024
Property Type: Townhouse (Res)

Agent Comments



1/24 Anderson St HEIDELBERG 3084 (REI)

3 1 2

Price: $870,000
Method: Private Sale
Date: 13/09/2024
Rooms: 4
Property Type: House (Res)

Agent Comments



4/6 Edward St MACLEOD 3085 (REI/VG)

3 2 2

Price: $875,000
Method: Private Sale
Date: 02/09/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 94321444

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