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 Grace Court, Viewbank Vic 3084

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	22 Martins La VIEWBANK 3084	$1,310,000	31/10/2024
2	7 Woona Ct YALLAMBIE 3085	$1,210,000	21/10/2024
3	36 Rosemar Cirt VIEWBANK 3084	$1,240,000	03/09/2024

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: 14/11/2024 11:32

6 Grace Court, Viewbank Vic 3084

Dean Wolfe
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4 2 2

Property Type: House
Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2024: $1,200,000

Comparable Properties



22 Martins La VIEWBANK 3084 (REI)

4 2 2

Price: $1,310,000
Method: Private Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



7 Woona Ct YALLAMBIE 3085 (REI)

4 2 2

Price: $1,210,000
Method: Private Sale
Date: 21/10/2024
Property Type: House
Land Size: 646 sqm approx

Agent Comments



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

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