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<br>Including suburb and postcode | 27 Fran Crescent, Viewbank Vic 3084 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## 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 | 16 Eileen St VIEWBANK 3084 | $1,150,000 | 23/07/2024 |
| 2 | 139 Martins La VIEWBANK 3084 | $1,215,000 | 20/07/2024 |
| 3 | 42 Bartram Rise VIEWBANK 3084 | $1,100,000 | 16/07/2024 |

**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: 21/11/2024 08:17

# 27 Fran Crescent, Viewbank Vic 3084

Chad Gamage
9459 8111
0424 876 263
chadgamage@jelliscraig.com.au



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
Year ending September 2024: $1,200,000

## Comparable Properties



**16 Eileen St VIEWBANK 3084 (REI)**

5 2 2

**Price:** $1,150,000
**Method:** Sold Before Auction
**Date:** 23/07/2024
**Property Type:** House (Res)
**Land Size:** 540 sqm approx

Agent Comments



**139 Martins La VIEWBANK 3084 (REI)**

3 2 2

**Price:** $1,215,000
**Method:** Auction Sale
**Date:** 20/07/2024
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 578 sqm approx

Agent Comments



**42 Bartram Rise VIEWBANK 3084 (REI)**

4 2 2

**Price:** $1,100,000
**Method:** Private Sale
**Date:** 16/07/2024
**Property Type:** House (Res)
**Land Size:** 651 sqm approx

Agent Comments



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.