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 | 78 Duff Parade, 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 $1,226,250 Property Type House Suburb Viewbank

Period - From 01/10/2024 to 31/12/2024 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 | 5 Westmere Pl VIEWBANK 3084 | $1,225,000 | 07/12/2024 |
| 2 | 4 Meyrick Cr VIEWBANK 3084 | $1,260,000 | 04/12/2024 |
| 3 | 37 Casey Cr VIEWBANK 3084 | $1,227,500 | 16/11/2024 |

**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: 09/02/2025 16:55

78 Duff Parade, Viewbank Vic 3084

Nelson Alexander



4 2 2

**Property Type:** House
**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**
$1,200,000 - $1,300,000
**Median House Price**
December quarter 2024: $1,226,250

# Comparable Properties



**5 Westmere Pl VIEWBANK 3084 (REI/VG)**

4 2 2

**Price:** $1,225,000
**Method:** Auction Sale
**Date:** 07/12/2024
**Property Type:** House (Res)
**Land Size:** 715 sqm approx

Agent Comments



**4 Meyrick Cr VIEWBANK 3084 (REI)**

4 2 2

**Price:** $1,260,000
**Method:** Sold Before Auction
**Date:** 04/12/2024
**Property Type:** House (Res)
**Land Size:** 669 sqm approx

Agent Comments



**37 Casey Cr VIEWBANK 3084 (REI/VG)**

3 2 2

**Price:** $1,227,500
**Method:** Private Sale
**Date:** 16/11/2024
**Property Type:** House
**Land Size:** 425 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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