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 | 81 Rutherford Road, Viewbank Vic 3084 |

## Indicative selling price

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

Single price $1,200,000

## 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 | 32 Duff Pde VIEWBANK 3084 | $1,160,000 | 25/01/2025 |
| 2 | 104 Lyon Rd VIEWBANK 3084 | $1,165,000 | 02/01/2025 |
| 3 | 27 Fran Cr VIEWBANK 3084 | $1,190,000 | 11/11/2024 |

**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: 31/03/2025 10:22

# 81 Rutherford Road, Viewbank Vic 3084



3 2 2

**Property Type:** House (Res)
**Land Size:** 563 sqm approx

Agent Comments

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

## Comparable Properties



**32 Duff Pde VIEWBANK 3084 (REI/VG)**

3 2 4

**Price:** $1,160,000
**Method:** Private Sale
**Date:** 25/01/2025
**Property Type:** House
**Land Size:** 692 sqm approx

Agent Comments



**104 Lyon Rd VIEWBANK 3084 (REI)**

3 2 3

**Price:** $1,165,000
**Method:** Private Sale
**Date:** 02/01/2025
**Property Type:** House
**Land Size:** 586 sqm approx

Agent Comments



**27 Fran Cr VIEWBANK 3084 (REI/VG)**

3 2 2

**Price:** $1,190,000
**Method:** Private Sale
**Date:** 11/11/2024
**Property Type:** House
**Land Size:** 546 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9842 8888

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