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 | 52 Meyrick Crescent, Viewbank Vic 3084 |

## Indicative selling price

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

Range between $1,250,000 & $1,350,000

## Median sale price

Median price $1,195,000 Property Type House Suburb Viewbank

Period - From 01/04/2024 to 31/03/2025 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 | 78 Duff Pde VIEWBANK 3084 | $1,293,000 | 26/02/2025 |
| 2 | 6 Grace Ct VIEWBANK 3084 | $1,310,000 | 07/12/2024 |
| 3 | 4 Meyrick Cr VIEWBANK 3084 | $1,260,000 | 04/12/2024 |

**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: 07/04/2025 08:44

# 52 Meyrick Crescent, Viewbank Vic 3084

Nelson Alexander



4 2 2

**Property Type:** House (Res)
**Land Size:** 872 sqm approx

Agent Comments

**Indicative Selling Price**
$1,250,000 - $1,350,000
**Median House Price**
Year ending March 2025: $1,195,000

## Comparable Properties



**78 Duff Pde VIEWBANK 3084 (REI)**

4 2 2

**Price:** $1,293,000
**Method:** Auction Sale
**Date:** 26/02/2025
**Property Type:** House (Res)
**Land Size:** 697 sqm approx

Agent Comments



**6 Grace Ct VIEWBANK 3084 (REI/VG)**

4 2 2

**Price:** $1,310,000
**Method:** Private Sale
**Date:** 07/12/2024
**Property Type:** House
**Land Size:** 597 sqm approx

Agent Comments



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

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

**Account** - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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