

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 4 Greenwich Place, Viewbank Vic 3084

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Viewbank

Period - From 01/01/2024 to 31/03/2024 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	38 Robern Pde VIEWBANK 3084	\$1,345,000	01/03/2024
2	99 Rutherford Rd VIEWBANK 3084	\$1,308,000	19/12/2023
3	5 Barn Hill Cl VIEWBANK 3084	\$1,200,000	29/02/2024

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: 26/04/2024 11:02



 4  2  4

Property Type: House
Land Size: 943 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 March quarter 2024: \$1,225,000

Comparable Properties



38 Robern Pde VIEWBANK 3084 (REI)

Agent Comments

 5  2  2

Price: \$1,345,000
Method: Private Sale
Date: 01/03/2024
Property Type: House (Res)
Land Size: 743 sqm approx



99 Rutherford Rd VIEWBANK 3084 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,308,000
Method: Sold Before Auction
Date: 19/12/2023
Property Type: House (Res)
Land Size: 569 sqm approx



5 Barn Hill Ct VIEWBANK 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,200,000
Method: Sold Before Auction
Date: 29/02/2024
Rooms: 7
Property Type: House (Res)
Land Size: 620 sqm approx

Account - Barry Plant | P: 03 9842 8888