

# 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

3 Gordon Court, Viewbank Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,357,500

Property Type House

Suburb Viewbank

Period - From 01/04/2023

to 30/06/2023

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	57 Coorie Cr ROSANNA 3084	\$1,670,000	15/04/2023
2	264 Banyule Rd VIEWBANK 3084	\$1,580,000	24/02/2023
3	26 Robern Pde VIEWBANK 3084	\$1,515,000	17/06/2023

**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:

25/07/2023 11:22



 4    2    2

**Property Type:** House  
**Land Size:** 788 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
June quarter 2023: \$1,357,500

## Comparable Properties



57 Coorie Cr ROSANNA 3084 (REI/VG)

**Agent Comments**

 4    3    2

**Price:** \$1,670,000  
**Method:** Auction Sale  
**Date:** 15/04/2023  
**Property Type:** House (Res)  
**Land Size:** 767 sqm approx



264 Banyule Rd VIEWBANK 3084 (REI/VG)

**Agent Comments**

 5    3    2

**Price:** \$1,580,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2023  
**Property Type:** House (Res)  
**Land Size:** 564 sqm approx



26 Robern Pde VIEWBANK 3084 (REI)

**Agent Comments**

 5    2    2

**Price:** \$1,515,000  
**Method:** Auction Sale  
**Date:** 17/06/2023  
**Property Type:** House (Res)  
**Land Size:** 991 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243