Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Gordon Court, Viewbank Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,600,000		&		\$1,700,000			
Median sale price								
Median price	\$1,357,500	Pro	Property Type House		ie S		Suburb	Viewbank
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress 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.

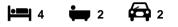
This Statement of Information was prepared on:

25/07/2023 11:22









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) 4 3 2 Price: \$1,670,000 Method: Auction Sale Date: 15/04/2023 Property Type: House (Res) Land Size: 767 sqm approx	Agent Comments
264 Banyule Rd VIEWBANK 3084 (REI/VG) 5 3 2 Price: \$1,580,000 Method: Sold Before Auction Date: 24/02/2023 Property Type: House (Res) Land Size: 564 sqm approx	Agent Comments
26 Robern Pde VIEWBANK 3084 (REI) 5 2 2 2 Price: \$1,515,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 991 sqm approx	Agent Comments

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

propertydata



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