Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	sale
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Address	60 Castleton Road, Viewbank Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$95	50,000	&	\$1,000,000
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Median sale price

Median price	\$1,140,000	Pro	perty Type	House		Suburb	Viewbank
Period - From	01/07/2024	to	30/09/2024		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

Auc	areas or comparable property	1 1100	Date of Sale
1	11 Scarborough Dr HEIDELBERG 3084	\$910,000	07/12/2024
2	16 Rosemary Ct VIEWBANK 3084	\$935,000	07/10/2024
3	10 Castleton Rd VIEWBANK 3084	\$940,000	13/09/2024

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:	17/12/2024 08:19



Date of sale







Property Type: House Land Size: 692 sqm approx **Agent Comments**

Indicative Selling Price \$950,000 - \$1,000,000 **Median House Price** September quarter 2024: \$1,140,000

Comparable Properties



11 Scarborough Dr HEIDELBERG 3084 (REI)

2

Price: \$910,000

Method: Sold Before Auction

Date: 07/12/2024 Property Type: House

Land Size: 643 sqm approx

Agent Comments



16 Rosemary Ct VIEWBANK 3084 (REI/VG)





Agent Comments

Agent Comments

Price: \$935,000

Method: Sold Before Auction

Date: 07/10/2024

Rooms: 4

Property Type: House (Res) Land Size: 670 sqm approx

10 Castleton Rd VIEWBANK 3084 (REI/VG)

3





Price: \$940,000

Method: Sold Before Auction

Date: 13/09/2024

Property Type: House (Res) Land Size: 616 sqm approx

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





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