

# 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

60 Castleton Road, 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 \$950,000 & \$1,000,000

### Median sale price

Median price \$1,140,000 Property 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	Price	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



 3   
  1   
  2

**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)

Agent Comments

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**Price:** \$910,000  
**Method:** Sold Before Auction  
**Date:** 07/12/2024  
**Property Type:** House  
**Land Size:** 643 sqm approx



16 Rosemary Ct VIEWBANK 3084 (REI/VG)

Agent Comments

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**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)

Agent Comments

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**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 13/09/2024  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx

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