

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Philippa Court Viewbank VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,000

*House

X

*Unit

Suburb

Viewbank

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

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

91 Warren Road Viewbank VIC 3084	\$945,000	08-Jan-19
26 Eamon Drive Viewbank VIC 3084	\$1,030,000	26-Nov-18
73 Rosemar Circuit Viewbank VIC 3084	\$1,035,500	13-Nov-18

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.~~

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91 Warren Road Viewbank VIC 3084

Sold Price **\$945,000** Sold Date **08-Jan-19**

4 2 2

Distance **0.98km**

Notes from your agent

Renovated and styled throughout. Smaller land size, irregular land shape. 4 bedrooms, 2 bathrooms.



26 Eamon Drive Viewbank VIC 3084

Sold Price **\$1,030,000** Sold Date **26-Nov-18**

5 3 2

Distance **0.73km**

Notes from your agent

Renovated kitchen & bathrooms, smaller land size. 5 Bedrooms, 3 bathrooms



73 Rosemar Circuit Viewbank VIC 3084

Sold Price **\$1,035,500** Sold Date **13-Nov-18**

4 2 6

Distance **0.38km**

Notes from your agent

Older home with some updates, in-ground pool, smaller land size. 4 bedroom home.

RS = Recent sale

UN = Undisclosed Sale

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