

## 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 25 Rosebud Parade, 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 \$880,000 & \$920,000

**Median sale price**

Median price \$1,011,000 House X Unit Suburb Viewbank

Period - From 01/04/2017 to 31/03/2018 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	8 The Mews VIEWBANK 3084	\$937,000	04/06/2018
2	1 Royston St VIEWBANK 3084	\$899,000	05/05/2018
3	5 Graham Rd VIEWBANK 3084	\$891,000	29/05/2018

**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.

25 Rosebud Parade, Viewbank Vic 3084

Team Wolfe/Hawke  
94321444  
0402316333  
deanwolfe@jellisrcraig.com.au



3 1 4

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$920,000  
**Median House Price**  
Year ending March 2018: \$1,011,000

## Comparable Properties



**8 The Mews VIEWBANK 3084 (REI)**

[Agent Comments](#)

3 2 3

**Price:** \$937,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 841 sqm approx



**1 Royston St VIEWBANK 3084 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$899,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx



**5 Graham Rd VIEWBANK 3084 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$891,000  
**Method:** Private Sale  
**Date:** 29/05/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 544 sqm approx