



## 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)

20 Kambea Crescent, VIEWBANK, 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$490,000

or range between

&

### Median sale price

Median price

\$534,000

Property type

House

Suburb

VIEWBANK, 3084

Period from

15/06/2016

to

17/03/2017

Source

Core Logic

### Comparable property sale

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

Unit 21, 77 Mccrae Road, ROSANNA, 3084 Victoria

\$572,500

18/06/2017

Unit 12, 30 Strathallan Road, MACLEOD, 3085 Victoria

\$510,000

08/03/2017

Unit 3, 23 Christine Street, VIEWBANK, 3084 Victoria

\$556,000

03/12/2016