

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	23 Diane Crescent, Viewbank Vic 3084
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**Indicative selling price**

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

Single price	\$1,100,000
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**Median sale price**

Median price	\$1,052,500	House	X	Suburb	Viewbank
Period - From	01/01/2017	to	31/03/2017	Source	REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9 Rosebud Pde VIEWBANK 3084	\$1,080,000	04/03/2017
23 Kuranga Rd VIEWBANK 3084	\$1,140,000	08/04/2017
9 Rockaway Dr VIEWBANK 3084	\$1,160,000	27/04/2017