## 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	21 Northwood Drive, Viewbank Vic 3084
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,780,000	&	\$1,880,000
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### Median sale price

Median price	\$1,125,000	Pro	perty Type	House		Suburb	Viewbank
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	9 Berkeley Av HEIDELBERG 3084	\$1,773,000	29/03/2025
2	3 Mill Ct VIEWBANK 3084	\$1,700,000	22/03/2025
3	31 Grantham Rd VIEWBANK 3084	\$1,900,000	05/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/07/2025 15:08









Property Type: House (Res) Land Size: 739 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,780,000 - \$1,880,000 **Median House Price** June guarter 2025: \$1,125,000

# Comparable Properties



9 Berkeley Av HEIDELBERG 3084 (REI/VG)

2

Agent Comments

Study

Price: \$1,773,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 591 sqm approx



3 Mill Ct VIEWBANK 3084 (REI/VG)

**Agent Comments** 

Price: \$1,700,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 841 sqm approx



31 Grantham Rd VIEWBANK 3084 (REI/VG)

Agent Comments

Price: \$1,900,000 Method: Private Sale Date: 05/03/2025 Property Type: House Land Size: 612 sqm approx

Account - VICPROP | P: 03 8888 1011





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