

## 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

86 MARRIOTT BOULEVARD WEIR VIEWS VIC 3338

### Indicative selling price

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

Single Price

\$685,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Land

Suburb

Weir Views

Period-from

01 Sep 2023

to

31 Aug 2024

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 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

21 NORWOOD AVENUE WEIR VIEWS VIC 3338	\$535,000	26-Mar-24
15 BUCKLAND AVENUE WEIR VIEWS VIC 3338	\$710,000	22-Dec-23
12 RETREAT WAY WEIR VIEWS VIC 3338	\$670,000	23-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 18 September 2024



**21 NORWOOD AVENUE WEIR VIEWS VIC 3338**

🛏 4 🚿 3 🚗 2

Sold Price **\$535,000** Sold Date **26-Mar-24**

Distance **0.49km**



**15 BUCKLAND AVENUE WEIR VIEWS VIC 3338**

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Sold Price **\$710,000** Sold Date **22-Dec-23**

Distance **1.24km**



**12 RETREAT WAY WEIR VIEWS VIC 3338**

🛏 4 🚿 3 🚗 2

Sold Price **\$670,000** Sold Date **23-Sep-23**

Distance **2.1km**

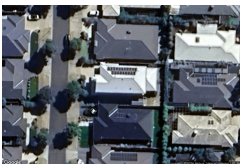


**185 REES ROAD WEIR VIEWS VIC 3338**

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Sold Price **\$321,000** Sold Date **09-Dec-23**

Distance **0.56km**



**12 GLENELLY STREET WEIR VIEWS VIC 3338**

🛏 4 🚿 3 🚗 2

- Sold Date **19-Oct-23**

Distance **1.99km**

RS = Recent sale      UN = Undisclosed Sale

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