

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

2 SHACKELL STREET WEIR VIEWS VIC 3338

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Weir Views

Period-from

01 May 2021

to

30 Apr 2022

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

8 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338	\$600,000	10-Dec-21
34 MAPLETON BOULEVARD MELTON SOUTH VIC 3338	\$682,000	10-Jan-22
6 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338	\$620,000	04-Feb-22

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.~~

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8 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338

4 2 2

Sold Price

\$600,000

Sold Date

10-Dec-21

Distance

0.1km



34 MAPLETON BOULEVARD MELTON SOUTH VIC 3338

4 2 2

Sold Price

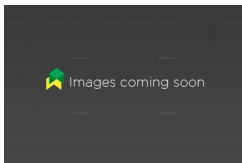
\$682,000

Sold Date

10-Jan-22

Distance

0.6km



6 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338

4 3 2

Sold Price

\$620,000

Sold Date

04-Feb-22

Distance

0.12km

25 STUDLEY STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

\$655,000

Sold Date

03-Nov-21

Distance

0.18km



15 CLEMENT WAY MELTON SOUTH VIC 3338

4 2 2

Sold Price

\$620,000

Sold Date

29-Nov-21

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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