

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 3 Georgia Street Weir Views VIC 3338

Indicative selling price

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

Single price \$279,000 or range between N/A & N/A

Median sale price

Median price \$240,000 *House *Land X Suburb Weir Views VIC 3338
Period - From Jan 2018 to Dec 2018 Source Core Logic / RP data

Comparable property sales

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	Price	Date of sale
17 Lovicks Road Weir Views VIC 3338	\$260,000	24-Sep-18
20 Waterway Boulevard WeirViews VIC 3338	\$265,000	15-Sep-18
9 Warranooke Street Melton SouthVIC 3338	\$275,000	22-Oct-18