

## 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

11 SANCTUM DRIVE 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

or range  
between

\$709,000

&

\$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$549,650

Property type

House

Suburb

Weir Views

Period-from

01 Jan 2024

to

31 Dec 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

12 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338	\$710,000	29-Aug-24
5 TETBURY AVENUE WEIR VIEWS VIC 3338	\$730,000	09-Sep-24

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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**12 TAMBORITHA BOULEVARD  
WEIR VIEWS VIC 3338**

4 2 2

Sold Price

**\$710,000**

Sold Date **29-Aug-24**

Distance

**0.49km**



**5 TETBURY AVENUE WEIR VIEWS  
VIC 3338**

4 2 2

Sold Price

**\$730,000**

Sold Date **09-Sep-24**

Distance

**1.02km**

RS = Recent sale

UN = Undisclosed Sale

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