

## 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

53 SAMUEL ROAD 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$546,333

Property type

House

Suburb

Weir Views

Period-from

01 Dec 2023

to

30 Nov 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

26 METROON DRIVE WEIR VIEWS VIC 3338	\$535,000	10-Jul-24
22 EAGLEVALE ROAD WEIR VIEWS VIC 3338	\$520,000	15-Oct-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.

This Statement of Information was prepared on: 19 December 2024



**26 METROON DRIVE WEIR VIEWS  
VIC 3338**

3 2 2

Sold Price

**\$535,000**

Sold Date

**10-Jul-24**

Distance

**0.72km**



**22 EAGLEVALE ROAD WEIR  
VIEWS VIC 3338**

3 2 2

Sold Price

**\$520,000**

Sold Date

**15-Oct-24**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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