

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

26 Moroka Avenue 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

\$539,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,000

Property type

Land

Suburb

Weir Views

Period-from

01 Nov 2020

to

31 Oct 2021

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 Avonmore Way Weir Views VIC 3338	\$548,000	19-Oct-21
14 Growth Drive Weir Views VIC 3338	\$550,000	08-Jul-21
18 Sherford Way Weir Views VIC 3338	\$540,000	01-Sep-21

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 Avonmore Way Weir Views VIC 3338

4 2 2

Sold Price

^{RS} **\$548,000**

Sold Date

19-Oct-21

Distance

0.57km



14 Growth Drive Weir Views VIC 3338

4 2 2

Sold Price

\$550,000

Sold Date

08-Jul-21

Distance

0.57km



18 Sherford Way Weir Views VIC 3338

4 2 2

Sold Price

\$540,000

Sold Date

01-Sep-21

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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