

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 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Weir Views

Period-from

01 Jan 2021

to

31 Dec 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

2 Speculation Road Weir Views VIC 3338	\$630,000	18-Dec-21
8 Eaglevale Road Weir Views VIC 3338	\$570,000	24-Dec-21
26 Moroka Avenue Weir Views VIC 3338	\$555,000	16-Dec-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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2 Speculation Road Weir Views VIC 3338

Sold Price

^{RS} **\$630,000**

Sold Date

18-Dec-21

4 2 2

Distance

0.12km



8 Eaglevale Road Weir Views VIC 3338

Sold Price

^{RS} **\$570,000**

Sold Date

24-Dec-21

4 2 2

Distance

0.2km



26 Moroka Avenue Weir Views VIC 3338

Sold Price

^{RS} **\$555,000**

Sold Date

16-Dec-21

4 2 2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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