

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

4 Bandon Road 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Weir Views

Period-from

01 Aug 2020

to

31 Jul 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

14 Avonmore Way Weir Views VIC 3338	\$530,000	05-Mar-21
8 Pinnibar Way Weir Views VIC 3338	\$570,000	06-Jul-21
62 Oldbridge Boulevard Weir Views VIC 3338	\$525,000	19-Nov-20

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 August 2021



14 Avonmore Way Weir Views VIC 3338

4 2 2

Sold Price

\$530,000

Sold Date

05-Mar-21

Distance

0.19km



8 Pinnibar Way Weir Views VIC 3338

4 2 2

Sold Price

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

Sold Date

06-Jul-21

Distance

0.26km



62 Oldbridge Boulevard Weir Views VIC 3338

4 2 2

Sold Price

\$525,000

Sold Date

19-Nov-20

Distance

0.35km



14 Growth Drive Weir Views VIC 3338

4 2 2

Sold Price

\$550,000

Sold Date

08-Jul-21

Distance

0.36km



17 Arcadia Drive Weir Views VIC 3338

4 2 2

Sold Price

\$530,000

Sold Date

13-Jul-20

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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