

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 ALCOVE 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

\$619,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Weir Views

Period-from

01 Oct 2021

to

30 Sep 2022

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

9 FEATHERTOP AVENUE WEIR VIEWS VIC 3338	\$640,000	22-Aug-22
11 FEATHERTOP AVENUE WEIR VIEWS VIC 3338	\$640,000	29-Aug-22
14 BARNATO STREET WEIR VIEWS VIC 3338	\$630,000	13-Aug-22

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: 04 October 2022


9 FEATHERTOP AVENUE WEIR VIEWS VIC 3338
 4  2  2

 Sold Price ^{RS} **\$640,000** Sold Date **22-Aug-22**

 Distance **0.73km**

11 FEATHERTOP AVENUE WEIR VIEWS VIC 3338
 4  2  2

 Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **29-Aug-22**

 Distance **0.74km**

14 BARNATO STREET WEIR VIEWS VIC 3338
 4  2  2

 Sold Price **\$630,000** Sold Date **13-Aug-22**

 Distance **2.02km**

48 MOROKA AVENUE WEIR VIEWS VIC 3338
 4  2  2

 Sold Price **\$640,000** Sold Date **05-Aug-22**

 Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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