

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 20 Corbet St, Weir Views 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price N/A or range between \$419,000 & \$439,000

Median sale price

Median price \$410,000 *House x *Unit Suburb Weir Views
Period - From May 2017 to Apr 2018 Source Core Logic / RP data

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 43 Toolern Waters Drive Weir Views VIC 3338	\$454,000	03-Mar-18
2 54 Corbet Street Weir Views VIC 3338	\$456,500	08-Nov-17
3 35 Norwood Avenue Weir Views VIC 3338	\$440,000	22-Feb-18

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 six months.

Property data source: REIV propertydata.com.au.