

## 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

58 Wonnangatta Crescent Weir Views VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

House

Suburb

Weir Views

Period-from

01 Feb 2021

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 2 Speculation Road Weir Views VIC 3338     | \$630,000 | 18-Dec-21 |
| 25 Oldbridge Boulevard Weir Views VIC 3338 | \$650,000 | 27-Nov-21 |
| 68 Oldbridge Boulevard Weir Views VIC 3338 | \$645,000 | 13-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.~~

This Statement of Information was prepared on: 21 February 2022



**2 Speculation Road Weir Views VIC 3338** Sold Price **\$630,000** Sold Date **18-Dec-21**

 4  2  2

Distance **0.09km**



**25 Oldbridge Boulevard Weir Views VIC 3338** Sold Price **\$650,000** Sold Date **27-Nov-21**

 4  2  2

Distance **0.44km**



**68 Oldbridge Boulevard Weir Views VIC 3338** Sold Price **\$645,000** Sold Date **13-Dec-21**

 4  2  2

Distance **0.18km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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