

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

8 Newlands 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$250,000

Property type

Land

Suburb

Weir Views

Period-from

01 Oct 2020

to

30 Sep 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

6 Cottrell Street Weir Views VIC 3338	\$176,000	24-Aug-20
16 Waterbird Circuit Weir Views VIC 3338	\$225,000	28-Jul-21
40 Kingdom Boulevard Weir Views VIC 3338	\$204,000	24-Jun-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: 26 October 2021



6 Cottrell Street Weir Views VIC 3338

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Sold Price

\$176,000

Sold Date **24-Aug-20**

Distance **1.37km**



16 Waterbird Circuit Weir Views VIC 3338

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Sold Price

\$225,000

Sold Date **28-Jul-21**

Distance **1.45km**



40 Kingdom Boulevard Weir Views VIC 3338

 3
  2
  1

Sold Price

\$204,000

Sold Date **24-Jun-21**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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