

## 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

27 Elpis Road 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

\$290,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$248,000

Property type

Land

Suburb

Weir Views

Period-from

01 Jul 2020

to

30 Jun 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

2 Moroka Avenue Weir Views VIC 3338	\$299,000	02-Feb-21
21 Metroon Drive Weir Views VIC 3338	\$280,000	21-Jan-21
97 Oldbridge Boulevard Weir Views VIC 3338	\$289,000	29-Jan-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: 19 July 2021


**2 Moroka Avenue Weir Views VIC 3338**
 -  -  -

Sold Price

**\$299,000**

Sold Date

**02-Feb-21**

Distance

**0.25km**

**21 Metroon Drive Weir Views VIC 3338**
 4  2  -

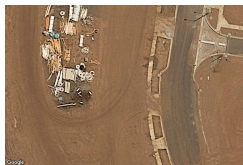
Sold Price

**\$280,000**

Sold Date

**21-Jan-21**

Distance

**0.26km**

**97 Oldbridge Boulevard Weir Views VIC 3338**
 -  -  -

Sold Price

**\$289,000**

Sold Date

**29-Jan-21**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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