

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

2 Sanctum Drive 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

\$385,000

or range
between

&

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

10 Alcove Road Weir Views VIC 3338	\$310,000	13-May-21
50 Kingdom Boulevard Weir Views VIC 3338	\$311,000	05-Feb-21
60 Kingdom Boulevard Weir Views VIC 3338	\$301,000	16-Mar-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: 06 October 2021



10 Alcove Road Weir Views VIC 3338

 4  2  -

Sold Price

\$310,000

Sold Date

13-May-21

Distance

0.06km



50 Kingdom Boulevard Weir Views VIC 3338

 -  -  -

Sold Price

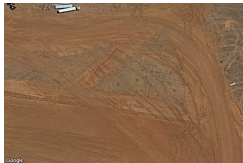
\$311,000

Sold Date

05-Feb-21

Distance

0.08km



60 Kingdom Boulevard Weir Views VIC 3338

 -  -  -

Sold Price

\$301,000

Sold Date

16-Mar-21

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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