

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

1 TAMBORITHA BOULEVARD 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

\$769,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Weir Views

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338	\$685,000	13-Oct-22
47 WONNANGATTA CRESCENT WEIR VIEWS VIC 3338	\$630,000	10-Mar-23
41 STONEFLY CIRCUIT WEIR VIEWS VIC 3338	\$710,000	26-Oct-22

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 2023

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4 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338

 4  2  2

Sold Price **\$685,000** Sold Date **13-Oct-22**

Distance **0.07km**



47 WONNANGATTA CRESCENT WEIR VIEWS VIC 3338

 4  2  2

Sold Price **\$630,000** Sold Date **10-Mar-23**

Distance **0.16km**



41 STONEFLY CIRCUIT WEIR VIEWS VIC 3338

 4  2  2

Sold Price **\$710,000** Sold Date **26-Oct-22**

Distance **0.23km**



18 BULLENGAROOK STREET WEIR VIEWS VIC 3338

 4  2  2

Sold Price ^{RS} **\$725,000** Sold Date **09-Aug-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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