

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 Embleton Chase 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Weir Views

Period-from

01 Dec 2019

to

30 Nov 2020

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 Sherford Way Weir Views VIC 3338	\$464,000	17-Oct-20
17 Studley Street Weir Views VIC 3338	\$450,000	21-Jul-20
22 Norwood Avenue Weir Views VIC 3338	\$470,000	28-Jul-20

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: 14 December 2020



6 Sherford Way Weir Views VIC 3338

3 2 2

Sold Price **\$464,000** Sold Date **17-Oct-20**

Distance **0.77km**



17 Studley Street Weir Views VIC 3338

4 2 -

Sold Price **\$450,000** Sold Date **21-Jul-20**

Distance **2.41km**



22 Norwood Avenue Weir Views VIC 3338

4 2 2

Sold Price **\$470,000** Sold Date **28-Jul-20**

Distance **2.55km**

RS = Recent sale UN = Undisclosed Sale

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