

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

38 KINGDOM 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,900

Property type

Land

Suburb

Weir Views

Period-from

01 Feb 2022

to

31 Jan 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

29 GRAZING ROAD WEIR VIEWS VIC 3338	\$580,000	25-Mar-22
13 COTTRELL STREET WEIR VIEWS VIC 3338	\$500,000	10-Jul-22
32 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338	\$565,000	21-Jul-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: 28 February 2023

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**29 GRAZING ROAD WEIR VIEWS
VIC 3338**

3 2 1

Sold Price

\$580,000

Sold Date

25-Mar-22

Distance

0.15km



**13 COTTRELL STREET WEIR VIEWS
VIC 3338**

3 2 1

Sold Price

\$500,000

Sold Date

10-Jul-22

Distance

0.82km



**32 WATERBIRD CIRCUIT WEIR
VIEWS VIC 3338**

3 2 1

Sold Price

\$565,000

Sold Date

21-Jul-22

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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