

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

4 Pearce Way 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

\$399,900

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Weir Views

Period-from

01 Oct 2018

to

30 Sep 2019

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

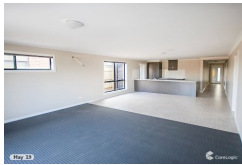
Date of sale

9 Gillespie Drive Weir Views VIC 3338	\$425,000	02-Oct-19
50 Corbet Street Weir Views VIC 3338	\$423,000	06-May-19
164 James Melrose Drive Brookfield VIC 3338	\$420,000	14-May-19

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: 11 October 2019



9 Gillespie Drive Weir Views VIC 3338

4 2 2

Sold Price

RS

\$425,000

Sold Date

02-Oct-19

Distance

0.38km



50 Corbet Street Weir Views VIC 3338

4 2 2

Sold Price

\$423,000

Sold Date

06-May-19

Distance

0.53km



164 James Melrose Drive Brookfield VIC 3338

4 2 2

Sold Price

\$420,000

Sold Date

14-May-19

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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