

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 CLAUSCEN AVENUE 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,000

Property type

Land

Suburb

Weir Views

Period-from

01 Dec 2023

to

30 Nov 2024

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

70 MARRIOTT BOULEVARD WEIR VIEWS VIC 3338	\$420,000	04-Sep-23
53 NORWOOD AVENUE MELTON SOUTH VIC 3338	\$300,000	10-Jul-24
4 LYNTON STREET MELTON SOUTH VIC 3338	\$331,000	20-Jun-24

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: 10 December 2024

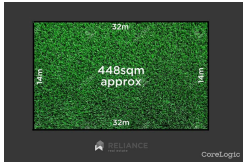


70 MARRIOTT BOULEVARD WEIR VIEWS VIC 3338

Sold Price **\$420,000** Sold Date **04-Sep-23**

- - -

Distance **0.3km**

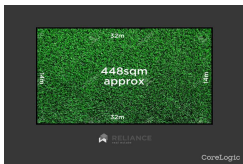


53 NORWOOD AVENUE MELTON SOUTH VIC 3338

Sold Price **\$300,000** Sold Date **10-Jul-24**

- - -

Distance **0.61km**



4 LYNTON STREET MELTON SOUTH VIC 3338

Sold Price **\$331,000** Sold Date **20-Jun-24**

4 3 -

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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