

## 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

35 Moroka Avenue Weir Views VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$228,500

Property type

Land

Suburb

Weir Views

Period-from

01 Jun 2019

to

31 May 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

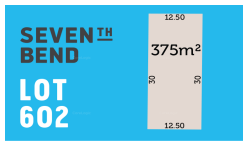
Date of sale

5 Parrot Drive Weir Views VIC 3338	\$249,000	06-Mar-19
26 Irvine Avenue Strathtulloh VIC 3338	\$249,000	14-Jan-19
36 Penver Drive Cobblebank VIC 3338	\$257,000	24-Jan-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: 15 June 2020



**5 Parrot Drive Weir Views VIC 3338** Sold Price **\$249,000** Sold Date **06-Mar-19**

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Distance **0.4km**



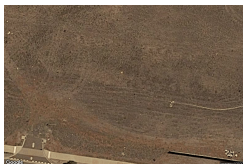




**26 Irvine Avenue Strathtulloh VIC 3338** Sold Price Sold Date **14-Jan-19**

 3 
  2 
  2

Distance **2.13km**



**36 Penver Drive Cobblebank VIC 3338** Sold Price **\$257,000** Sold Date **24-Jan-20**

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  - 
  -

Distance **2.46km**



**48 Murray Road Thornhill Park VIC 3335** Sold Price **\$255,000** Sold Date **31-Jan-20**

 4 
  2 
  2

Distance **4.97km**




RS = Recent sale UN = Undisclosed Sale

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