

## 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

25 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,000

Property type

House

Suburb

Weir Views

Period-from

01 Apr 2023

to

31 Mar 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

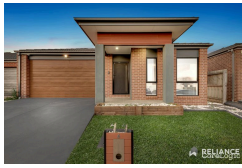
Date of sale

6 GILLESPIE DRIVE WEIR VIEWS VIC 3338	\$580,000	15-Mar-24
30 GANSHA STREET WEIR VIEWS VIC 3338	\$593,000	18-Dec-23
27 FELLOWS STREET WEIR VIEWS VIC 3338	\$575,000	11-Jan-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: 13 April 2024



## 6 GILLESPIE DRIVE WEIR VIEWS VIC 3338

4 2 2

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **15-Mar-24**

Distance **0.42km**



## 30 GANSHA STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

**\$593,000** Sold Date **18-Dec-23**

Distance **0.74km**



## 27 FELLOWS STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

**\$575,000** Sold Date **11-Jan-24**

Distance **0.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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