

## 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

5 AMBLE WAY 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

\$479,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2021

to

31 Oct 2022

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

4 MARIBYRNONG WAY COBBLEBANK VIC 3338	\$485,000	21-Oct-22
13 RIVERINA BOULEVARD BROOKFIELD VIC 3338	\$510,000	17-May-22
5 HEMSWORTH ROAD WEIR VIEWS VIC 3338	\$510,000	20-Sep-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: 07 November 2022

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## 4 MARIBYRNONG WAY COBBLEBANK VIC 3338

3 2 1

Sold Price

<sup>RS</sup> **\$485,000** Sold Date **21-Oct-22**

Distance **3.22km**



## 13 RIVERINA BOULEVARD BROOKFIELD VIC 3338

3 2 2

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **17-May-22**

Distance **4.1km**



## 5 HEMSWORTH ROAD WEIR VIEWS VIC 3338

3 2 2

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **20-Sep-22**

Distance **1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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