

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 Aurich Street 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

House

Suburb

Weir Views

Period-from

01 Feb 2021

to

31 Jan 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

23 Aurich Street Weir Views VIC 3338	\$430,000	11-Nov-21
5 Mapstone Court Melton South VIC 3338	\$419,000	12-Oct-20
11 Mapstone Court Melton South VIC 3338	\$450,000	16-Nov-21

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: 17 February 2022



AREA COVERED	100m ²
LAND	100m ²
WATER	100m ²
WATER	100m ²
WATER	100m ²



23 Aurich Street Weir Views VIC 3338

Sold Price

^{RS}
\$430,000

Sold Date

11-Nov-21


Distance

0.01km


5 Mapstone Court Melton South VIC 3338

Sold Price

\$419,000

Sold Date

12-Oct-20


Distance

0.83km


11 Mapstone Court Melton South VIC 3338

Sold Price

\$450,000

Sold Date

16-Nov-21


Distance

0.81km
RS = Recent sale

UN = Undisclosed Sale

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