

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

7 Nore Crescent 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$261,000

Property type

Land

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

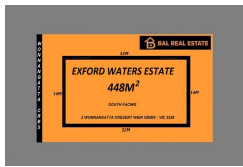
Date of sale

3 Wonnangatta Crescent Weir Views VIC 3338	\$350,500	10-Nov-21
30 Lovicks Road Weir Views VIC 3338	\$362,000	01-Dec-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: 18 February 2022



3 Wonnangatta Crescent Weir Views VIC 3338

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Sold Price **\$350,500** Sold Date **10-Nov-21**

Distance **0.4km**



30 Lovicks Road Weir Views VIC 3338

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Sold Price **\$362,000** Sold Date **01-Dec-21**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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