

## 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

18 TAXON ROAD 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Weir Views

Period-from

01 Jun 2023

to

31 May 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 COUNCILLOR DRIVE WEIR VIEWS VIC 3338	\$330,000	09-Jan-24
23 NOVA STREET WEIR VIEWS VIC 3338	\$300,000	24-Mar-24
27 STUDLEY STREET WEIR VIEWS VIC 3338	\$290,000	08-Feb-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.~~

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Vish Safi  
M 0449 919 191  
E vish@okaspropertygroup.com.au



**6 COUNCILLOR DRIVE WEIR VIEWS VIC 3338**

4 2 2

Sold Price **\$330,000** Sold Date **09-Jan-24**

Distance **0.22km**



**23 NOVA STREET WEIR VIEWS VIC 3338**

- - -

Sold Price **\$300,000** Sold Date **24-Mar-24**

Distance **0.96km**



**27 STUDLEY STREET WEIR VIEWS VIC 3338**

4 2 2

Sold Price **\$290,000** Sold Date **08-Feb-24**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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