

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

16 Studley 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$237,000

Property type

Land

Suburb

Weir Views

Period-from

01 Dec 2019

to

30 Nov 2020

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

44 Studley Street Weir Views VIC 3338	\$510,000	02-Oct-20
6 Corbet Street Weir Views VIC 3338	\$545,000	14-Jul-20
86 Toolern Waters Drive Weir Views VIC 3338	\$530,000	23-Sep-20

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 December 2020


44 Studley Street Weir Views VIC 3338

Sold Price

\$510,000

Sold Date **02-Oct-20**
 -  2  2

Distance **0.16km**

6 Corbet Street Weir Views VIC 3338

Sold Price

\$545,000

Sold Date **14-Jul-20**
 5  2  2

Distance **0.53km**

86 Toolern Waters Drive Weir Views VIC 3338

Sold Price

\$530,000

Sold Date **23-Sep-20**
 5  2  2

Distance **0.61km**
RS = Recent sale

UN = Undisclosed Sale

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