

## 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

41 ROBINSON DRIVE 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

\$519,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Weir Views

Period-from

01 Aug 2023

to

31 Jul 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

|  |           |           |
|--|-----------|-----------|
| 18 ROBINSON DRIVE WEIR VIEWS VIC 3338  | \$549,650 | 27-Mar-24 |
| 30 CORBET STREET WEIR VIEWS VIC 3338   | \$530,000 | 30-Apr-24 |
| 17 GILLESPIE DRIVE WEIR VIEWS VIC 3338 | \$530,000 | 20-May-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.~~

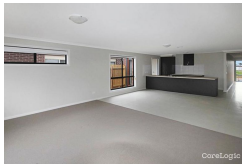
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**18 ROBINSON DRIVE WEIR VIEWS  
VIC 3338**

4 2 2

Sold Price

**\$549,650**

Sold Date

**27-Mar-24**

Distance

**0.13km**



**30 CORBET STREET WEIR VIEWS  
VIC 3338**

4 2 2

Sold Price

**\$530,000**

Sold Date

**30-Apr-24**

Distance

**0.11km**



**17 GILLESPIE DRIVE WEIR VIEWS  
VIC 3338**

4 2 -

Sold Price

Sold Date

**20-May-24**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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