

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

17 LOVICKS ROAD 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

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,333

Property type

House

Suburb

Weir Views

Period-from

01 Oct 2023

to

30 Sep 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

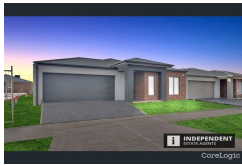
Date of sale

34 TRUDEAU ROAD MELTON SOUTH VIC 3338	\$650,000	30-Sep-24
29 MCCULLOCH STREET MELTON SOUTH VIC 3338	\$650,000	20-Jul-24
35 ROCHFORD WAY MELTON SOUTH VIC 3338	\$663,000	19-Aug-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.~~

This Statement of Information was prepared on: 07 October 2024



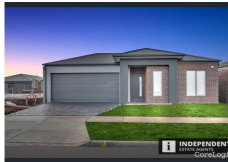
34 TRUDEAU ROAD MELTON SOUTH VIC 3338

4 2 2

Sold Price

^{RS} \$650,000 Sold Date 30-Sep-24

Distance 1.6km



29 MCCULLOCH STREET MELTON SOUTH VIC 3338

4 2 2

Sold Price

^{RS} \$650,000 ^{UN} Sold Date 20-Jul-24

Distance 1.54km



35 ROCHFORD WAY MELTON SOUTH VIC 3338

4 2 2

Sold Price

^{RS} \$663,000 Sold Date 19-Aug-24

Distance 1.37km

RS = Recent sale

UN = Undisclosed Sale

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