

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

3 Castletown Boulevard 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2018

to

31 Aug 2019

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

70 Oldbridge Boulevard Weir Views VIC 3338	\$515,000	03-Jun-19
30 Norwood Avenue Weir Views VIC 3338	\$525,000	26-Jun-19

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: 16 September 2019

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70 Oldbridge Boulevard Weir Views VIC 3338

 5
  2
  2

Sold Price **\$515,000** Sold Date **03-Jun-19**

Distance **0.62km**



30 Norwood Avenue Weir Views VIC 3338

 5
  2
  2

Sold Price ^{RS} **\$525,000** Sold Date **26-Jun-19**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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