

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 BULLER 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

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Weir Views

Period-from

01 Jun 2022

to

31 May 2023

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

5 BULLER STREET WEIR VIEWS VIC 3338	\$500,000	17-Mar-23
12 PINNIBAR WAY WEIR VIEWS VIC 3338	\$575,000	05-Apr-22
21 GEORGIA STREET WEIR VIEWS VIC 3338	\$605,000	15-May-23

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: 15 June 2023



**5 BULLER STREET WEIR VIEWS
VIC 3338**

 4  2  -

Sold Price

\$500,000

Sold Date

17-Mar-23

Distance

0.01km



**12 PINNIBAR WAY WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price

\$575,000

Sold Date

05-Apr-22

Distance

0.04km



**21 GEORGIA STREET WEIR VIEWS
VIC 3338**

 5  2  2

Sold Price

^{RS} **\$605,000**

Sold Date

15-May-23

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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