

## 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

40 GANSHA STREET 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

\$239,000

&

\$259,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$329,450

Property type

Land

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

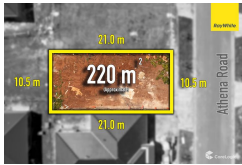
Date of sale

10 ATHENA ROAD WEIR VIEWS VIC 3338	\$250,000	19-Nov-22
14 GANSHA STREET WEIR VIEWS VIC 3338	\$255,000	17-Oct-22
93 KINGDOM BOULEVARD WEIR VIEWS VIC 3338	\$250,000	28-Feb-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: 09 June 2023



### 10 ATHENA ROAD WEIR VIEWS VIC 3338

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  - 
  -

Sold Price **\$250,000** Sold Date **19-Nov-22**

Distance **0.43km**



### 14 GANSHA STREET WEIR VIEWS VIC 3338

 4 
  2 
  -

Sold Price **\$255,000** Sold Date **17-Oct-22**

Distance **0.2km**



### 93 KINGDOM BOULEVARD WEIR VIEWS VIC 3338

 3 
  2 
  2

Sold Price **\$250,000** Sold Date **28-Feb-23**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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