

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

8 HEMSWORTH 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Weir Views

Period-from

01 Dec 2021

to

30 Nov 2022

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 SKYPAC STREET WEIR VIEWS VIC 3338	580000	23-Aug-22
25 WICKLOW DRIVE MELTON SOUTH VIC 3338	628000	18-Aug-22
11 FEATHERTOP AVENUE WEIR VIEWS VIC 3338	640000	12-Aug-22

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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RELIANCE

real estate

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18 SKYPAC STREET WEIR VIEWS VIC 3338

4 2 2

Sold Price

580000

Sold Date **23-Aug-22**

Distance

0.11km



25 WICKLOW DRIVE MELTON SOUTH VIC 3338

4 2 2

Sold Price

628000

Sold Date **18-Aug-22**

Distance

0.47km



11 FEATHERTOP AVENUE WEIR VIEWS VIC 3338

4 2 2

Sold Price

640000

Sold Date **12-Aug-22**

Distance

0.45km



41 STONEFLY CIRCUIT WEIR VIEWS VIC 3338

4 2 2

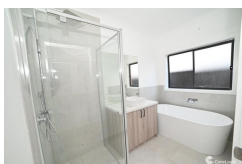
Sold Price

710000

Sold Date **26-Oct-22**

Distance

0.42km



27 ENRICA DRIVE MELTON SOUTH VIC 3338

4 2 2

Sold Price

645000

Sold Date **28-Sep-22**

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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