

## 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

10 Toolern Waters Drive Weir Views VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Weir Views

Period-from

01 Feb 2019

to

31 Jan 2020

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

57 Toolern Waters Drive Weir Views VIC 3338	\$493,000	23-Mar-19
2 Pearson Place Melton South VIC 3338	\$495,000	20-Oct-18
13 Toogoolawah Drive Melton South VIC 3338	\$530,000	16-Nov-18

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: 03 February 2020


**57 Toolern Waters Drive Weir Views VIC 3338**

 4
  2
  2

Sold Price

**\$493,000**

Sold Date

**23-Mar-19**

Distance

**0.32km**

**2 Pearson Place Melton South VIC 3338**

 4
  2
  2

Sold Price

**\$495,000**

Sold Date

**20-Oct-18**

Distance

**0.65km**

**13 Toogoolawah Drive Melton South VIC 3338**

 4
  2
  2

Sold Price

**\$530,000**

Sold Date

**16-Nov-18**

Distance

**1.41km**

**16 Toolern Waters Drive Weir Views VIC 3338**

 4
  2
  2

Sold Price

**\$536,000**

Sold Date

**08-Nov-18**

Distance

**0.05km**

**60 Norwood Avenue Weir Views VIC 3338**

 5
  2
  2

Sold Price

**\$550,000**

Sold Date

**15-Nov-18**

Distance

**0.21km**

**24 Albert Drive Melton South VIC 3338**

 4
  2
  2

Sold Price

**\$546,000**

Sold Date

**19-Mar-19**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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