

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 Pigdon 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

\$459,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Weir Views

Period-from

01 Dec 2018

to

30 Nov 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

7 Parkinson Street Weir Views VIC 3338	\$460,000	24-Jul-19
14 Norwood Avenue Weir Views VIC 3338	\$470,000	21-Aug-19
17 Horseman Drive Melton South VIC 3338	\$470,000	21-Oct-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: 13 December 2019



7 Parkinson Street Weir Views VIC 3338

Sold Price

\$460,000

Sold Date

24-Jul-19

3 2 2

Distance

0.18km



14 Norwood Avenue Weir Views VIC 3338

Sold Price

\$470,000

Sold Date

21-Aug-19

4 2 2

Distance

0.42km



17 Horseman Drive Melton South VIC 3338

Sold Price

Sold Date

21-Oct-19

4 2 2

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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