

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

5 Buller Street, Weir Views Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price

Median price

\$562,500

Property Type

House

Suburb

Weir Views

Period - From

01/01/2022

to

31/12/2022

Source

REIV

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 six 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
1	13 Hemsworth Rd WEIR VIEWS 3338	\$540,000	11/01/2023
2	24 Toolern Waters Dr WEIR VIEWS 3338	\$539,000	30/11/2022
3	16 Corbet St WEIR VIEWS 3338	\$535,000	17/11/2022

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 six months.~~

This Statement of Information was prepared on:

10/03/2023 16:47



 4  2  2

Property Type: House

Agent Comments

Comparable Properties

13 Hemsworth Rd WEIR VIEWS 3338 (VG)

Agent Comments

 4  -  -

Price: \$540,000

Method: Sale

Date: 11/01/2023

Property Type: House (Res)

Land Size: 274 sqm approx



24 Toolern Waters Dr WEIR VIEWS 3338 (REI/VG)

Agent Comments

 4  2  2

Price: \$539,000

Method: Private Sale

Date: 30/11/2022

Property Type: House

Land Size: 418 sqm approx

16 Corbet St WEIR VIEWS 3338 (VG)

Agent Comments

 4  -  -

Price: \$535,000

Method: Sale

Date: 17/11/2022

Property Type: House (Res)

Land Size: 419 sqm approx