

## 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

47 WONNANGATTA CRESCENT 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

\$619,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,750

Property type

House

Suburb

Weir Views

Period-from

01 Mar 2022

to

28 Feb 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

4 ALCOVE ROAD WEIR VIEWS VIC 3338	\$625,000	28-Oct-22
83 ELPIS ROAD WEIR VIEWS VIC 3338	\$626,000	05-Dec-22
20 MELANDA ROAD MELTON SOUTH VIC 3338	\$600,000	13-Dec-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.~~

This Statement of Information was prepared on: 06 March 2023



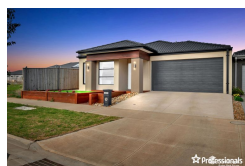
**Real Estate**

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**4 ALCOVE ROAD WEIR VIEWS VIC 3338**

Sold Price

**\$625,000**

Sold Date

**28-Oct-22**

4 2 2

Distance

**0.5km**



**83 ELPIS ROAD WEIR VIEWS VIC 3338**

Sold Price

**\$626,000**

Sold Date

**05-Dec-22**

4 2 2

Distance

**0.65km**



**20 MELANDA ROAD MELTON SOUTH VIC 3338**

Sold Price

**\$600,000**

Sold Date

**13-Dec-22**

4 2 2

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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