

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

9 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

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$329,450

Property type

Land

Suburb

Weir Views

Period-from

01 May 2022

to

30 Apr 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

8 BANDON ROAD WEIR VIEWS VIC 3338	\$560,000	21-Apr-23
128 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338	\$570,000	01-May-23
18 SKYPAC STREET WEIR VIEWS VIC 3338	\$580,000	23-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.~~

This Statement of Information was prepared on: 29 May 2023

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8 BANDON ROAD WEIR VIEWS VIC 3338 Sold Price **\$560,000** Sold Date **21-Apr-23**

4 2 2

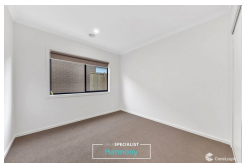
Distance **1.09km**



128 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338 Sold Price ^{RS} **\$570,000** Sold Date **01-May-23**

4 2 1

Distance **0.31km**



18 SKYPAC STREET WEIR VIEWS VIC 3338 Sold Price **\$580,000** Sold Date **23-Aug-22**

4 2 2

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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