

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

1 LERNER LANE 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

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

15 BARNATO STREET WEIR VIEWS VIC 3338	\$625,000	09-May-23
77 NORWOOD AVENUE MELTON SOUTH VIC 3338	\$615,000	01-Feb-23

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: 31 May 2023


**15 BARNATO STREET WEIR VIEWS
VIC 3338**

Sold Price

^{RS}
\$625,000

Sold Date

09-May-23


4



2



2

Distance

0.12km

**77 NORWOOD AVENUE MELTON
SOUTH VIC 3338**

Sold Price

\$615,000

Sold Date

01-Feb-23


4



2



2

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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