

# 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

3 Kookaburra Way, Weir Views Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$299,000 & \$328,900

### Median sale price

Median price \$264,000 Property Type Vacant land Suburb Weir Views

Period - From 08/03/2021 to 07/03/2022 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.

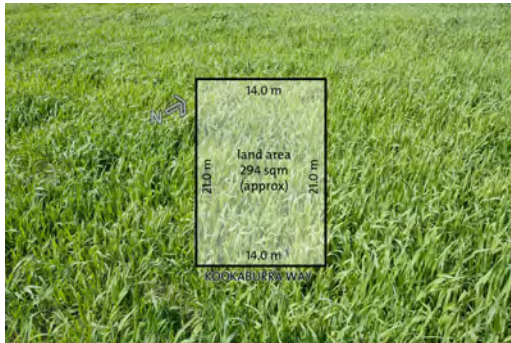
	Address of comparable property	Price	Date of sale
1	88 Atherstone Blvd STRATHTULLOH 3338	\$325,000	22/10/2021
2	13 Parrot Dr WEIR VIEWS 3338	\$304,000	17/09/2021
3	52 Becontree Cr STRATHTULLOH 3338	\$300,000	22/11/2021

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:

08/03/2022 19:12



**Property Type:** Land

**Land Size:** 294 sqm approx

**Agent Comments**

This Magnificent Property situated only minutes from all Amenties. Join the investors who have already bought into this hot growth suburb of Weir Views! This is your opportunity to claim stake on one the area's most prized pockets that's fast becoming the Paris-end of Melton. It's sure to boom in the future and when it does, you'll be glad you invested early. Build that home of your dreams (STCA). Most surrounding blocks have already built their homes — putting you in the unique position to stand out from the rest!

## Comparable Properties

**88 Atherstone Blvd STRATHTULLOH 3338 (VG)**

**Agent Comments**



**Price:** \$325,000

**Method:** Sale

**Date:** 22/10/2021

**Property Type:** Land

**Land Size:** 427 sqm approx

**13 Parrot Dr WEIR VIEWS 3338 (VG)**

**Agent Comments**



**Price:** \$304,000

**Method:** Sale

**Date:** 17/09/2021

**Property Type:** Land

**Land Size:** 375 sqm approx

**52 Becontree Cr STRATHTULLOH 3338 (VG)**

**Agent Comments**



**Price:** \$300,000

**Method:** Sale

**Date:** 22/11/2021

**Property Type:** Land

**Land Size:** 515 sqm approx