

## 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

12 COLEDALE DRIVE 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

\$750,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2023

to

31 Aug 2024

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

1 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338	\$750,000	26-Jan-24
48 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$750,000	24-Mar-24
34 ALABASTER AVENUE COBBLEBANK VIC 3338	\$770,000	04-Sep-24

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: 25 September 2024



**1 TAMBORITHA BOULEVARD WEIR VIEWS VIC 3338** Sold Price **\$750,000** Sold Date **26-Jan-24**

 4  2  2

Distance **1.43km**



**48 WEMBLEY AVENUE STRATHTULLOH VIC 3338** Sold Price Sold Date **24-Mar-24**

 4  2  2

Distance **2.43km**



**34 ALABASTER AVENUE COBBLEBANK VIC 3338** Sold Price <sup>RS</sup> **\$770,000** Sold Date **04-Sep-24**

 4  2  3

Distance **3.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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