

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

214 Elpis Road, Weir Views Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$508,000

Property Type House

Suburb Weir Views

Period - From 28/07/2020

to

27/07/2021

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	22 Castletown Blvd WEIR VIEWS 3338	\$635,000	03/05/2021
2	29 Toolern Waters Dr WEIR VIEWS 3338	\$590,000	14/04/2021
3	24 Waterbird Cirt WEIR VIEWS 3338	\$609,000	23/02/2021

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:

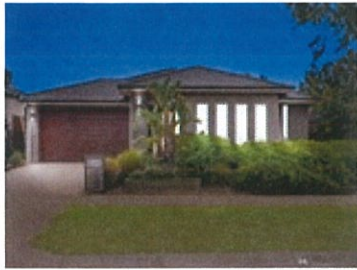
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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
28/07/2020 - 27/07/2021: \$508,000

Comparable Properties



22 Castletown Blvd WEIR VIEWS 3338 (REI/VG)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 03/05/2021
Property Type: House
Land Size: 512 sqm approx

29 Toolern Waters Dr WEIR VIEWS 3338 (VG)

Agent Comments



Price: \$590,000
Method: Sale
Date: 14/04/2021
Property Type: House (Res)
Land Size: 504 sqm approx

24 Waterbird Cirt WEIR VIEWS 3338 (VG)

Agent Comments



Price: \$609,000
Method: Sale
Date: 23/02/2021
Property Type: House (Res)
Land Size: 480 sqm approx