

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

6 Studley Street 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Weir Views

Period-from

01 Jun 2020

to

31 May 2021

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

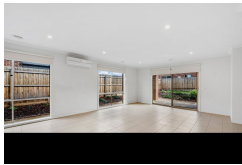
Date of sale

3 Horan Way Weir Views VIC 3338	\$495,000	03-Jun-21
34 Eaglevale Road Weir Views VIC 3338	\$510,000	03-Jun-21
10 Freestone Avenue Melton South VIC 3338	\$492,000	20-May-21

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: 16 June 2021


3 Horan Way Weir Views VIC 3338

Sold Price

^{RS} **\$495,000**

Sold Date

03-Jun-21
 4
 2
 2

Distance

0.26km

34 Eaglevale Road Weir Views VIC 3338

Sold Price

^{RS} **\$510,000**

Sold Date

03-Jun-21
 4
 2
 2

Distance

0.94km

10 Freestone Avenue Melton South VIC 3338

Sold Price

^{RS} **\$492,000**

Sold Date

20-May-21
 4
 2
 2

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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