

## 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

8 Arcadia Drive 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$215,000

&

\$235,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$232,500

Property type

Land

Suburb

Weir Views

Period-from

01 Dec 2018

to

30 Nov 2019

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

21 Ambervue Drive Cobblebank VIC 3338	\$210,000	22-Nov-19
36 Jester Drive Cobblebank VIC 3338	\$215,000	18-Nov-19
84 Toolern Waters Drive Weir Views VIC 3338	\$210,000	11-Nov-19

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: 19 December 2019