

## 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

9 Blakewater Crescent 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

\$429,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2018

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 41 Avonmore Way Weir Views VIC 3338   | \$405,000 | 04-Nov-19 |
| 10 Foyle Crescent Weir Views VIC 3338 | \$446,000 | 29-Jun-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: 29 November 2019



**41 Avonmore Way Weir Views VIC 3338**

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date

**04-Nov-19**

3

2

1

Distance

**0.89km**



**10 Foyle Crescent Weir Views VIC 3338**

Sold Price

**\$446,000**

Sold Date

**29-Jun-19**

3

2

2

Distance

**0.97km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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