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 Tetbury Avenue 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	\$295,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$238,500	Prop	erty type	ty type Land		Suburb	Weir Views
Period-from	01 Jan 2020	to	31 Dec 2	2020	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
10 Snowy Road Weir Views VIC 3338	\$289,000	27-Oct-20
21 Lovicks Road Weir Views VIC 3338	\$290,000	02-Dec-20
92 Marriott Boulevard Weir Views VIC 3338	\$290,000	04-Nov-20

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: 12 January 2021





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10 Snowy Road Weir Views VIC 3338

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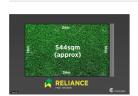
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Sold Price

\$289,000 Sold Date 27-Oct-20

Distance

0.29km



21 Lovicks Road Weir Views VIC 3338

Sold Price

*\$290,000 Sold Date 02-Dec-20

Distance

0.38km



92 Marriott Boulevard Weir Views VIC 3338 Sold Price

\$290,000 Sold Date **04-Nov-20**

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Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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