

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

4 Conservation 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

or range
between

\$305,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$234,000

Property type

Land

Suburb

Weir Views

Period-from

01 Nov 2019

to

31 Oct 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

11 Growth Drive Weir Views VIC 3338	\$287,000	28-Jul-20
42 Waterbird Circuit Weir Views VIC 3338	\$270,000	14-Feb-20
41 Growth Drive Weir Views VIC 3338	\$260,000	01-Jul-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: 11 November 2020


11 Growth Drive Weir Views VIC 3338
 -  -  -

Sold Price

\$287,000

Sold Date

28-Jul-20

Distance

0.08km

42 Waterbird Circuit Weir Views VIC 3338
 4  -  -

Sold Price

\$270,000

Sold Date

14-Feb-20

Distance

0.23km

41 Growth Drive Weir Views VIC 3338
 4  2  -

Sold Price

\$260,000

Sold Date

01-Jul-20

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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