

## 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

20 Waterway Boulevard 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

\$310,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$244,000

Property type

Land

Suburb

Weir Views

Period-from

01 Apr 2020

to

31 Mar 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

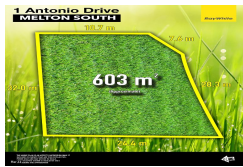
Date of sale

1 Antonio Drive Melton South VIC 3338	\$315,000	08-Apr-21
4 Conservation Avenue Weir Views VIC 3338	\$300,000	12-Nov-20
12 Tetbury Avenue Weir Views VIC 3338	\$295,000	21-Jan-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: 15 April 2021



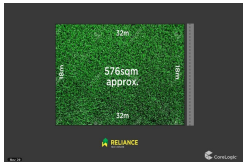
**1 Antonio Drive Melton South VIC 3338**

Sold Price

<sup>RS</sup> **\$315,000** Sold Date **08-Apr-21**

 -  -  -

Distance **1.84km**



**4 Conservation Avenue Weir Views VIC 3338**

Sold Price

**\$300,000** Sold Date **12-Nov-20**

 -  -  -

Distance **0.56km**



**12 Tetbury Avenue Weir Views VIC 3338**

Sold Price

**\$295,000** Sold Date **21-Jan-21**

 -  -  -

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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