

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

80 Elpis Road 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Other

Suburb

Weir Views

Period-from

01 Aug 2020

to

31 Jul 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

6 Jessie Place Brookfield VIC 3338	\$570,000	26-Apr-21
23 Fleetwood Circuit Melton West VIC 3337	\$569,000	22-Mar-21
22 Church Street Melton VIC 3337	\$566,000	25-May-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: 31 August 2021



RELIANCE

real estate

Jess Francis

M 0476 139 489

E csleasing@reliancere.com.au



6 Jessie Place Brookfield VIC 3338

Sold Price

\$570,000

Sold Date

26-Apr-21



4



2



2

Distance

3.77km



23 Fleetwood Circuit Melton West VIC 3337

Sold Price

\$569,000

Sold Date

22-Mar-21



3



2



6

Distance

4.72km



22 Church Street Melton VIC 3337

Sold Price

^{RS}**\$566,000**

Sold Date

25-May-21



5



1



2

Distance

4.92km

RS = Recent sale

UN = Undisclosed Sale

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