

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

6 Woodlet Street 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

\$569,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Weir Views

Period-from

01 Jan 2019

to

31 Dec 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

3 Avonmore Way Weir Views VIC 3338	\$578,000	06-Aug-19
13 Buller Street Weir Views VIC 3338	\$573,000	05-Sep-19
11 Coledale Drive Weir Views VIC 3338	\$570,000	13-Aug-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: 25 January 2020



3 Avonmore Way Weir Views VIC 3338

4 2 2

Sold Price

\$578,000

Sold Date **06-Aug-19**

Distance **0.32km**



13 Buller Street Weir Views VIC 3338

4 2 2

Sold Price

\$573,000

Sold Date **05-Sep-19**

Distance **0.26km**



11 Coledale Drive Weir Views VIC 3338

4 2 -

Sold Price

\$570,000

Sold Date **13-Aug-19**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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