

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 WEIR STREET SALE VIC 3850

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Sale

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

18 STEAD STREET SALE VIC 3850	\$305,000	04-May-22
18 CARTLEDGE WAY SALE VIC 3850	\$310,000	18-Jul-22
30 WEIR STREET SALE VIC 3850	\$275,000	15-Dec-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 June 2023



18 STEAD STREET SALE VIC 3850

Sold Price

\$305,000

Sold Date

04-May-22

 3

 1

 1

Distance

0.12km



18 CARTLEDGE WAY SALE VIC 3850

Sold Price

\$310,000

Sold Date

18-Jul-22

 3

 1

 1

Distance

0.32km



30 WEIR STREET SALE VIC 3850

Sold Price

\$275,000

Sold Date

15-Dec-22

 3

 1

 1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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