

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

34 Waterbird Circuit 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Weir Views

Period-from

01 Aug 2019

to

31 Jul 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

18 Conservation Avenue Weir Views VIC 3338	\$565,000	27-Jul-20
13 Wonnangatta Crescent Weir Views VIC 3338	\$555,000	10-Apr-20
6 Woodlet Street Weir Views VIC 3338	\$570,000	10-Feb-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: 04 August 2020



18 Conservation Avenue Weir Views VIC 3338

4 2 2

^{RS} **\$565,000** Sold Date **27-Jul-20**

Distance **0.2km**



13 Wonnangatta Crescent Weir Views VIC 3338

- - 2

Sold Price **\$555,000** Sold Date **10-Apr-20**

Distance **0.24km**



6 Woodlet Street Weir Views VIC 3338

4 2 2

Sold Price **\$570,000** Sold Date **10-Feb-20**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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