

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

5 Leon Drive 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

\$449,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

House

Suburb

Weir Views

Period-from

01 Oct 2018

to

30 Sep 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

7 Parkinson Street Weir Views VIC 3338	\$460,000	24-Jul-19
1 Bunyip Street Weir Views VIC 3338	\$465,000	18-Jul-19
8 Robinson Drive Weir Views VIC 3338	\$455,000	17-Jun-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: 14 October 2019



7 Parkinson Street Weir Views VIC 3338

Sold Price

\$460,000

Sold Date

24-Jul-19

3

2

2

Distance

0.16km



1 Bunyip Street Weir Views VIC 3338

Sold Price

\$465,000

Sold Date

18-Jul-19

4

2

2

Distance

0.38km



8 Robinson Drive Weir Views VIC 3338

Sold Price

\$455,000

Sold Date

17-Jun-19

4

2

2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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