

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 Nore Crescent 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

\$669,000

&

\$719,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Weir Views

Period-from

01 Oct 2020

to

30 Sep 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

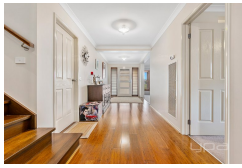
Date of sale

3 Longford Crescent Weir Views VIC 3338	\$765,000	13-Sep-21
18 Growth Drive Weir Views VIC 3338	\$670,000	15-May-21
22 Welwyn Grove Strathulloh VIC 3338	\$680,000	04-Jul-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: 19 October 2021



3 Longford Crescent Weir Views VIC 3338

5 3 2

Sold Price ^{RS} **\$765,000** ^{UN} Sold Date **13-Sep-21**

Distance **0.36km**



18 Growth Drive Weir Views VIC 3338

4 2 2

Sold Price **\$670,000** Sold Date **15-May-21**

Distance **0.44km**



22 Welwyn Grove Strathtulloh VIC 3338

4 2 2

Sold Price **\$680,000** Sold Date **04-Jul-21**

Distance **1.7km**



34 Equine Circuit Melton South VIC 3338

4 2 2

Sold Price **\$642,000** Sold Date **20-Aug-21**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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