

## 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 BULLER STREET WEIR VIEWS VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,666

Property type

House

Suburb

Weir Views

Period-from

01 Feb 2024

to

31 Jan 2025

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

|  |           |           |
|--|-----------|-----------|
| 2 SKYPAC STREET WEIR VIEWS VIC 3338        | \$535,000 | 08-Jan-25 |
| 18 BLAKEWATER CRESCENT WEIR VIEWS VIC 3338 | \$540,000 | 07-Dec-24 |
| 6 SPECULATION ROAD WEIR VIEWS VIC 3338     | \$575,000 | 20-Dec-24 |

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: 26 February 2025



## 2 SKYPAC STREET WEIR VIEWS VIC 3338

3 2 2

Sold Price **\$535,000** Sold Date **08-Jan-25**

Distance **0.7km**



## 18 BLAKEWATER CRESCENT WEIR VIEWS VIC 3338

4 2 2

Sold Price **\$540,000** Sold Date **07-Dec-24**

Distance **0.61km**



## 6 SPECULATION ROAD WEIR VIEWS VIC 3338

4 2 2

Sold Price <sup>RS</sup> **\$575,000** Sold Date **20-Dec-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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