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

24 GILLESPIE 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	\$545,000	&	\$575,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$545,000	Prope	erty type	House		Suburb	Weir Views
Period-from	01 Aug 2021	to	31 Jul 2	022	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
11 KOOKABURRA WAY WEIR VIEWS VIC 3338	\$570,000	29-Mar-22
14 BINDLEY CRESCENT WEIR VIEWS VIC 3338	\$548,000	01-Mar-22
74 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$577,500	16-Aug-22

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: 22 August 2022



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11 KOOKABURRA WAY WEIR VIEWS VIC 3338

₾ 2 aaa 2 Sold Price

\$570,000 Sold Date 29-Mar-22

Distance 2.16km



14 BINDLEY CRESCENT WEIR VIEWS VIC 3338

2 4 ₽ 2 Sold Price

\$548,000 Sold Date **01-Mar-22**

Distance 0.17km



74 SHELTERBELT AVENUE WEIR VIEWS VIC 3338

Sold Price

*\$577,500 Sold Date 16-Aug-22

Distance 1.83km



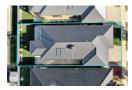
53 SAMUEL ROAD WEIR VIEWS **VIC 3338**

四 4

Sold Price

\$585,000 Sold Date 07-May-22

Distance 1.91km



6 LOVICKS ROAD WEIR VIEWS VIC Sold Price 3338

二 2

\$600,000 Sold Date 26-Mar-22

Distance 1.98km



61 GROWTH DRIVE WEIR VIEWS Sold Price VIC 3338

₾ 2 **=** 4 ⇔ 2

^{RS} \$635,000 Sold Date 09-Jul-22

Distance 2.3km

RS = Recent sale

UN = Undisclosed Sale

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