

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 Eaglevale Road 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

\$499,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Weir Views

Period-from

01 May 2020

to

30 Apr 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

16 Cornwell Street Melton South VIC 3338	\$510,000	18-Dec-20
44 Norwood Avenue Weir Views VIC 3338	\$512,000	28-Jan-21
12 Blakewater Crescent Weir Views VIC 3338	\$505,000	29-Apr-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 May 2021



Sales Local Expertz

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**16 Cornwell Street Melton South
VIC 3338**

4 2 2

Sold Price

\$510,000

Sold Date

18-Dec-20

Distance

1.05km



**44 Norwood Avenue Weir Views
VIC 3338**

3 2 2

Sold Price

\$512,000

Sold Date

28-Jan-21

Distance

1.1km



**12 Blakewater Crescent Weir Views
VIC 3338**

4 2 2

Sold Price

^{RS} **\$505,000**

Sold Date

29-Apr-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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