

## 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

58 GANSHA STREET WEIR VIEWS VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$255,000

&

\$265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Other

Suburb

Weir Views

Period-from

01 Jul 2022

to

30 Jun 2023

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

60 METROON DRIVE WEIR VIEWS VIC 3338	\$255,000	05-May-23
32 METROON DRIVE WEIR VIEWS VIC 3338	\$270,000	31-Mar-23
97 KINGDOM BOULEVARD WEIR VIEWS VIC 3338	\$290,000	31-Jan-23

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.~~

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**60 METROON DRIVE WEIR VIEWS  
VIC 3338**

Sold Price **\$255,000** Sold Date **05-May-23**

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Distance **0.1km**



**32 METROON DRIVE WEIR VIEWS  
VIC 3338**

Sold Price **\$270,000** Sold Date **31-Mar-23**

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Distance **0.29km**



**97 KINGDOM BOULEVARD WEIR  
VIEWS VIC 3338**

Sold Price **\$290,000** Sold Date **31-Jan-23**

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Distance **1.52km**



**52 METROON DRIVE WEIR VIEWS  
VIC 3338**

Sold Price **\$282,000** Sold Date **01-Mar-23**

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Distance **0.18km**



**7 GANSHA STREET WEIR VIEWS  
VIC 3338**

Sold Price **\$275,000** Sold Date **07-Dec-22**

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Distance **0.34km**



**22 METROON DRIVE WEIR VIEWS  
VIC 3338**

Sold Price **\$260,000** Sold Date **27-Jan-23**

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Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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