

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Coledale Drive, Weir Views 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$550,000 - \$590,000**

### Median sale price

Median **House** for **WEIR VIEWS** for period **Oct 2017 - Sep 2018**

Sourced from **PRICEFINDER**.

**\$460,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**7 EMBLET ON CH,**  
WEIR VIEWS 3338

Price **\$540,000** Sold 19  
November 2018

**21 CAST LET OWN BVD,**  
WEIR VIEWS 3338

Price **\$612,500** Sold 11  
August 2018

**14 NEWLANDS AVE,**  
WEIR VIEWS 3338

Price **\$580,000** Sold 31 July  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

House

4 beds

2 baths

2 parking

### 361 Degrees Real Estate Melton

307-309 High Street,  
Melton VIC 3337

### Contact agents



Jaya Kapoor

0423523061

[jaya.kapoor@361realestate.com.au](mailto:jaya.kapoor@361realestate.com.au)



Sandy Shahi

03 879 75588

0402 260 762

[Sandy.shahi@361realestate.com.au](mailto:Sandy.shahi@361realestate.com.au)

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