

## 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

12 FOYLE CRESCENT 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

\$539,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2022

to

31 Aug 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

8 BANDON ROAD WEIR VIEWS VIC 3338	\$560,000	21-Apr-23
28 EMBLETON CHASE WEIR VIEWS VIC 3338	\$545,000	14-Jul-23
3 BULLER STREET WEIR VIEWS VIC 3338	\$555,000	03-Aug-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.~~

This Statement of Information was prepared on: 08 September 2023



Sales Local Expertz

M 0420428055

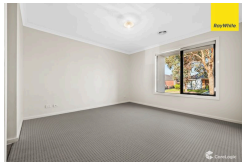
E Admin@localexpertz.com.au



**8 BANDON ROAD WEIR VIEWS VIC 3338** Sold Price **\$560,000** Sold Date **21-Apr-23**

4 2 2

Distance **0.2km**



**28 EMBLETON CHASE WEIR VIEWS VIC 3338** Sold Price **\$545,000** Sold Date **14-Jul-23**

4 2 2

Distance **0.97km**



**3 BULLER STREET WEIR VIEWS VIC 3338** Sold Price <sup>RS</sup> **\$555,000** Sold Date **03-Aug-23**

4 2 2

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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