

## 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

1 GRAZING ROAD 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

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Other

Suburb

Weir Views

Period-from

01 Jan 2023

to

31 Dec 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

38 KINGDOM BOULEVARD WEIR VIEWS VIC 3338	\$538,000	30-Mar-23
25 PARROT DRIVE WEIR VIEWS VIC 3338	\$510,000	07-Feb-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: 05 January 2024



### 38 KINGDOM BOULEVARD WEIR VIEWS VIC 3338

 4
  2
  1

Sold Price

**\$538,000**

Sold Date

**30-Mar-23**

Distance

**0.04km**


### 25 PARROT DRIVE WEIR VIEWS VIC 3338

 3
  2
  1

Sold Price

**\$510,000**

Sold Date

**07-Feb-23**

Distance

**0.15km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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