

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

5 PARROT DRIVE 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 SANCTUM DRIVE WEIR VIEWS VIC 3338	\$600,000	31-Aug-24
53 GROWTH DRIVE WEIR VIEWS VIC 3338	\$633,000	03-Jun-24
4 WONNANGATTA CRESCENT WEIR VIEWS VIC 3338	\$630,000	11-Sep-24

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: 15 November 2024

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**3 SANCTUM DRIVE WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price **\$600,000** Sold Date **31-Aug-24**

Distance **0.23km**



**53 GROWTH DRIVE WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price **\$633,000** Sold Date **03-Jun-24**

Distance **0.39km**



**4 WONNANGATTA CRESCENT
WEIR VIEWS VIC 3338**

 4  2  2

Sold Price **\$630,000** Sold Date **11-Sep-24**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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