

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 TRIBUTARY WAY 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

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Weir Views

Period-from

01 May 2022

to

30 Apr 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

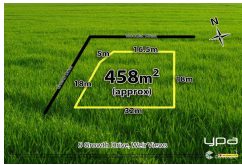
Date of sale

5 GROWTH DRIVE WEIR VIEWS VIC 3338	\$697,000	03-Jul-22
77 WATERBIRD CIRCUIT WEIR VIEWS VIC 3338	\$730,000	04-Nov-21
41 STONEFLY CIRCUIT WEIR VIEWS VIC 3338	\$710,000	26-Oct-22

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: 01 May 2023



**5 GROWTH DRIVE WEIR VIEWS
VIC 3338**

 4  2  -

Sold Price **\$697,000** Sold Date **03-Jul-22**

Distance **0.16km**



**77 WATERBIRD CIRCUIT WEIR
VIEWS VIC 3338**

 4  2  2

Sold Price **\$730,000** Sold Date **04-Nov-21**

Distance **0.29km**



**41 STONEFLY CIRCUIT WEIR
VIEWS VIC 3338**

 4  2  2

Sold Price **\$710,000** Sold Date **26-Oct-22**

Distance **0.53km**



**31 STONEFLY CIRCUIT WEIR
VIEWS VIC 3338**

 4  2  2

Sold Price **\$670,000** Sold Date **28-Mar-22**

Distance **0.59km**



**37 SKYPAC STREET WEIR VIEWS
VIC 3338**

 4  2  2

Sold Price **\$672,000** Sold Date **20-Dec-22**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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