## 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

40 PEGASUS 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	\$329,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$550,000	Prop	erty type House		Suburb	Weir Views	
Period-from	01 Aug 2024	to	31 Jul 2	2025	Source		Cotality

## 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
32 MARRIOTT BOULEVARD WEIR VIEWS VIC 3338	\$311,000	29-Jul-25
5 COBUNGRA ROAD WEIR VIEWS VIC 3338	\$357,000	30-Jan-25
70 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$390,000	13-Nov-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: 21 August 2025





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32 MARRIOTT BOULEVARD WEIR Sold Price VIEWS VIC 3338

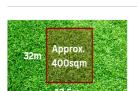
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<sup>RS</sup> **\$311,000** Sold Date **29-Jul-25** 

Distance

0.63km



5 COBUNGRA ROAD WEIR VIEWS Sold Price **VIC 3338** 

\$357,000 Sold Date 30-Jan-25

Distance

1.3km

70 SHELTERBELT AVENUE WEIR VIEWS VIC 3338

Sold Price

\$390,000 Sold Date 13-Nov-24

**=** -

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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