

## 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

50 ELPIS 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Weir Views

Period-from

01 Nov 2022

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 68 ELPIS ROAD WEIR VIEWS VIC 3338     | \$590,000 | 18-Aug-23 |
| 15 SKYPAC STREET WEIR VIEWS VIC 3338  | \$615,000 | 09-Aug-23 |
| 18 EAGLEVALE ROAD WEIR VIEWS VIC 3338 | \$592,000 | 08-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: 16 November 2023

|                                                                                   |                                                                                                                                                                                                                                                             |            |                  |                            |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|----------------------------|
|  | <b>68 ELPIS ROAD WEIR VIEWS VIC 3338</b>                                                                                                                                                                                                                    | Sold Price | <b>\$590,000</b> | Sold Date <b>18-Aug-23</b> |
|                                                                                   |  4  2  2 |            |                  | Distance <b>0.11km</b>     |
|  | <b>15 SKYPAC STREET WEIR VIEWS VIC 3338</b>                                                                                                                                                                                                                 | Sold Price | <b>\$615,000</b> | Sold Date <b>09-Aug-23</b> |
|                                                                                   |  4  2  2 |            |                  | Distance <b>0.13km</b>     |
|  | <b>18 EAGLEVALE ROAD WEIR VIEWS VIC 3338</b>                                                                                                                                                                                                                | Sold Price | <b>\$592,000</b> | Sold Date <b>08-Aug-23</b> |
|                                                                                   |  4  2  2 |            |                  | Distance <b>0.21km</b>     |

RS = Recent sale      UN = Undisclosed Sale

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