

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

8 SPECULATION ROAD 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 Apr 2024

to

31 Mar 2025

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 MOROKA AVENUE WEIR VIEWS VIC 3338	\$595,000	04-Nov-24
32 WONNANGATTA CRESCENT WEIR VIEWS VIC 3338	\$602,100	26-Dec-24
9 ALCOVE ROAD WEIR VIEWS VIC 3338	\$605,000	02-Dec-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: 10 April 2025



**3 MOROKA AVENUE WEIR VIEWS
VIC 3338**

4 2 2

Sold Price

\$595,000

Sold Date **04-Nov-24**

Distance **0.14km**



**32 WONNANGATTA CRESCENT
WEIR VIEWS VIC 3338**

4 2 2

Sold Price

\$602,100

Sold Date **26-Dec-24**

Distance **0.2km**



**9 ALCOVE ROAD WEIR VIEWS VIC
3338**

4 2 2

Sold Price

\$605,000

Sold Date **02-Dec-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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