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.~~

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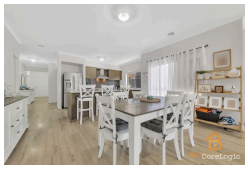
3 MOROKA AVENUE WEIR VIEWS VIC 3338

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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