

## 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

155 REES ROAD WEIR VIEWS VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$319,000

&

\$329,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Weir Views

Period-from

01 Dec 2022

to

30 Nov 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

30 COOK ROAD MELTON SOUTH VIC 3338	\$330,000	12-Jul-23
26 JACOBENA ROAD MELTON SOUTH VIC 3338	\$325,000	27-Nov-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: 18 December 2023



**30 COOK ROAD MELTON SOUTH  
VIC 3338**

Sold Price **\$330,000** Sold Date **12-Jul-23**



Distance **0.87km**



**26 JACOBENA ROAD MELTON  
SOUTH VIC 3338**

Sold Price <sup>RS</sup> **\$325,000** <sup>UN</sup> Sold Date **27-Nov-23**



Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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