

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

2 ROBINSON 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

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

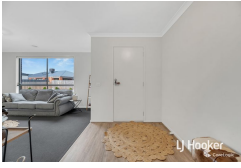
Date of sale

18 LINACRE CRESCENT MELTON SOUTH VIC 3338	\$565,000	21-Aug-23
61 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338	\$572,500	14-Sep-23
15 MAPLETON BOULEVARD MELTON SOUTH VIC 3338	\$595,000	17-Oct-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: 06 December 2023

**18 LINACRE CRESCENT MELTON
SOUTH VIC 3338**4  2  2 

Sold Price

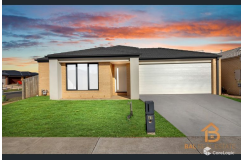
RS

\$565,000

Sold Date

21-Aug-23

Distance

0.84km**61 TOOLERN WATERS DRIVE WEIR
VIEWS VIC 3338**4  2  2 

Sold Price

\$572,500

Sold Date

14-Sep-23

Distance

0.31km**15 MAPLETON BOULEVARD
MELTON SOUTH VIC 3338**4  2  2 

Sold Price

RS

\$595,000

Sold Date

17-Oct-23

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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