

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

3 LIBRA 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

\$499,000

&

\$539,000

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

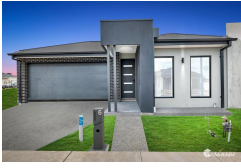
Date of sale

6 MONETA WAY WEIR VIEWS VIC 3338	\$530,000	28-Aug-23
25 GANSHA STREET WEIR VIEWS VIC 3338	\$550,000	05-Sep-23
40 METROON DRIVE WEIR VIEWS VIC 3338	\$510,000	18-Jul-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


6 MONETA WAY WEIR VIEWS VIC 3338

Sold Price

\$530,000

 Sold Date **28-Aug-23**
 3  2  2

 Distance **0.05km**

25 GANSHA STREET WEIR VIEWS VIC 3338

Sold Price

\$550,000

 Sold Date **05-Sep-23**
 4  2  2

 Distance **0.09km**

40 METROON DRIVE WEIR VIEWS VIC 3338

Sold Price

^{RS} **\$510,000**

 Sold Date **18-Jul-23**
 3  2  1

 Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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