

## 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

67 TOOLERN WATERS DRIVE 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,000

Property type

Other

Suburb

Weir Views

Period-from

01 Apr 2023

to

31 Mar 2024

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

5 BARNATO STREET WEIR VIEWS VIC 3338	\$550,000	05-Sep-23
64 TOOLERN WATERS DRIVE WEIR VIEWS VIC 3338	\$551,000	13-Mar-24
29 FELLOWS STREET WEIR VIEWS VIC 3338	\$538,000	30-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: 24 April 2024


**5 BARNATO STREET WEIR VIEWS  
VIC 3338**
 4  2  2

Sold Price

**\$550,000**

Sold Date

**05-Sep-23**

Distance

**0.12km**

**64 TOOLERN WATERS DRIVE  
WEIR VIEWS VIC 3338**
 4  2  2

Sold Price

**\$551,000**

Sold Date

**13-Mar-24**

Distance

**0.06km**

**29 FELLOWS STREET WEIR VIEWS  
VIC 3338**
 4  2  2

Sold Price

**\$538,000**

Sold Date

**30-Oct-23**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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