

## 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

32 WATERBIRD CIRCUIT 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

\$539,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$245,000

Property type

Land

Suburb

Weir Views

Period-from

01 Jul 2021

to

30 Jun 2022

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

12 PINNIBAR WAY WEIR VIEWS VIC 3338	\$575,000	05-Apr-22
11 KOOKABURRA WAY WEIR VIEWS VIC 3338	\$570,000	29-Mar-22
34 TURF CLUB BOULEVARD MELTON SOUTH VIC 3338	\$570,000	01-Feb-22

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: 04 July 2022



**12 PINNIBAR WAY WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price **\$575,000** Sold Date **05-Apr-22**

Distance -



**11 KOOKABURRA WAY WEIR  
VIEWS VIC 3338**

 3  2  2

Sold Price **\$570,000** Sold Date **29-Mar-22**

Distance -



**34 TURF CLUB BOULEVARD  
MELTON SOUTH VIC 3338**

 3  2  2

Sold Price Sold Date **01-Feb-22**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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