

## 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

37 Studley Street 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

\$480,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$248,000

Property type

Land

Suburb

Weir Views

Period-from

01 Jun 2020

to

31 May 2021

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

26 Toolern Waters Drive Weir Views VIC 3338	\$490,000	12-Apr-21
3 Horan Way Weir Views VIC 3338	\$495,000	03-Jun-21
10 Freestone Avenue Melton South VIC 3338	\$492,000	23-Apr-21

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: 30 June 2021

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26 Toolern Waters Drive Weir Views VIC 3338

3 2 2

Sold Price **\$490,000** Sold Date **12-Apr-21**

Distance **0.29km**



3 Horan Way Weir Views VIC 3338

4 2 2

Sold Price <sup>RS</sup> **\$495,000** Sold Date **03-Jun-21**

Distance **0.37km**



10 Freestone Avenue Melton South VIC 3338

- 2 2

Sold Price **\$492,000** Sold Date **23-Apr-21**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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