

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

13 COTTRELL STREET 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

\$479,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Weir Views

Period-from

01 Jun 2021

to

31 May 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

47 GILLESPIE DRIVE WEIR VIEWS VIC 3338	\$500,000	23-Jun-22
7 BRIDGE ROAD MELTON SOUTH VIC 3338	\$480,000	02-Mar-22
1 DREELBURN TERRACE MELTON SOUTH VIC 3338	\$499,900	07-Mar-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: 29 June 2022



**47 GILLESPIE DRIVE WEIR VIEWS
 VIC 3338**

 4  2  1

Sold Price

^{RS} **\$500,000**

Sold Date **23-Jun-22**

Distance **1.63km**



**7 BRIDGE ROAD MELTON SOUTH
 VIC 3338**

 3  1  2

Sold Price

\$480,000

Sold Date **02-Mar-22**

Distance **1.64km**



**1 DREELBURN TERRACE MELTON
 SOUTH VIC 3338**

 4  2  1

Sold Price

\$499,900

Sold Date **07-Mar-22**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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