

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 Birkdale Way 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

\$529,000

&

\$559,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

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

21 Bandon Road Weir Views VIC 3338	\$550,500	24-Jan-21
14 Avonmore Way Weir Views VIC 3338	\$530,000	05-Mar-21
63 Growth Drive Weir Views VIC 3338	\$571,000	07-May-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: 10 June 2021

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**21 Bandon Road Weir Views VIC  
3338**

Sold Price **\$550,500** Sold Date **24-Jan-21**

4 2 2

Distance **1.18km**

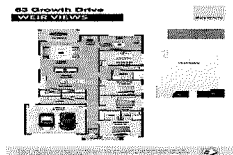


**14 Avonmore Way Weir Views VIC  
3338**

Sold Price **\$530,000** Sold Date **05-Mar-21**

4 2 2

Distance **1.22km**



**63 Growth Drive Weir Views VIC  
3338**

Sold Price **\$571,000** Sold Date **07-May-21**

4 2 2

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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