

## 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

11 NEWLANDS AVENUE 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

\$579,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Weir Views

Period-from

01 Mar 2021

to

28 Feb 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

4 GEORGIA STREET WEIR VIEWS VIC 3338	\$590,000	27-Sep-21
7 LONGFORD CRESCENT WEIR VIEWS VIC 3338	\$605,000	27-Dec-21
9 METROON DRIVE WEIR VIEWS VIC 3338	\$595,000	17-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: 30 March 2022



**4 GEORGIA STREET WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price **\$590,000** Sold Date **27-Sep-21**

Distance -



**7 LONGFORD CRESCENT WEIR  
VIEWS VIC 3338**

 4  2  2

Sold Price **\$605,000** Sold Date **27-Dec-21**

Distance **1.09km**



**9 METROON DRIVE WEIR VIEWS  
VIC 3338**

 4  2  1

Sold Price <sup>RS</sup> **\$595,000** Sold Date **17-Feb-22**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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