

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 Avonmore Way 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

\$245,000

&

\$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

*House

*Unit

Suburb

Weir Views

Period-from

01 Jul 2018

to

30 Jun 2019

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 Bluff Avenue Weir Views VIC 3338 | \$245,000 | 21-Jan-19 |
| 20 Waterway Boulevard Weir Views VIC 3338 | \$260,000 | 25-Jun-19 |
| 10 Mossman Grove Cobblebank VIC 3338 | \$245,000 | 16-Apr-19 |

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.~~

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4 Bluff Avenue Weir Views VIC 3338
 4  2  2

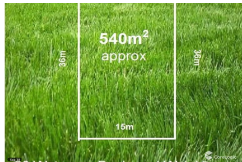
Sold Price

\$245,000

Sold Date

21-Jan-19

Distance

0.14km

20 Waterway Boulevard Weir Views VIC 3338
 4  2  2

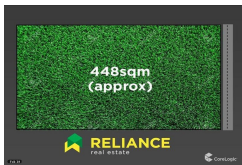
Sold Price

\$260,000

Sold Date

25-Jun-19

Distance

0.4km

10 Mossman Grove Cobblebank VIC 3338
 4  2  2

Sold Price

\$245,000

Sold Date

16-Apr-19

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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