

**STATEMENT OF INFORMATION**

FOR MULTIPLE RESIDENTIAL PROPERTIES LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTIES OFFERED FOR SALE

**Lots 919, 942, 943, 949, 1003 to 1010, 1013, 1014, 1026, 1028 to 1043, 1054, 1055, 1101, 1102, 1121, 1124, 1125, 1129 & 1130 Toolern Waters Estate, Weir Views**

INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot Number	Price
919	\$195,000
1003, 1121, 1124, 1125, 1129	\$235,000
1004, 1005, 1006, 1007, 1008,	\$250,000
1009, 1010, 1014, 1035,	\$265,000
1036, 1037, 1038, 1039, 1040, 1041,	\$275,000
1013,	\$280,000
1043,	\$300,000
1001,	\$330,000
1054,	\$335,000
1055,	\$345,000
943, 1016, 1017, 1026, 1042,	\$350,000
1028,	\$370,000
1002	\$380,000
1101,	\$400,000
1029,	\$415,000
1033,	\$420,000
1030, 1034, 1102,	\$460,000
1031,	\$480,000
1032,	\$500,000

MEDIAN SALE PRICE

**\$450,000 (4 Bedroom House) - Weir Views as at 29<sup>th</sup> July, 2019 (Source: Realestate.com.au)**

COMPARABLE PROPERTY SALES

These are three properties sold within two kilometres of the property for sale in the last six months (Metropolitan area) or in the last 18 months (Outside Metropolitan area) that the estate agent or agent's representative considers to be most comparable of the property for sale.

Address of Comparable Property	Size	Price	Date of Sale
Lot 103 Conservation Ave, Melton South	400m <sup>2</sup>	\$241,000	12/08/2019
Lot 714 Codrington Street, Melton South	512m <sup>2</sup>	\$275,000	04/08/2019