
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

45 (Lot 1129) Studley Street, Weir Views, 3338

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$235,000

MEDIAN SALE PRICE

Median Price \$450,000 (4 Bedroom House) - Weir Views 3338

As at 29th 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		Price	Date of Sale
Lot 103 Conservation Ave, Melton South	400m2	\$241,000	12/08/2019
Lot 714 Codrington Street, Melton South	512m2	\$275,000	04/08/2019

(source: Realestate.com.au)

Please contact us for further information
regarding this document or visit
consumer.vic.gov.au/underquoting

(As at August, 2019)

GBL Property Consultants – 03 9466 8602
Suite 4, 240 Plenty Road, Bundoora VIC 3083