

## 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

134 Oldbridge Boulevard 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$238,000

Property type

Land

Suburb

Weir Views

Period-from

01 Feb 2020

to

31 Jan 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

5 Macs Place Weir Views VIC 3338	\$422,500	07-Dec-20
6 Sherford Way Weir Views VIC 3338	\$464,000	17-Oct-20
22 Robinson Drive Weir Views VIC 3338	\$420,000	07-Nov-20

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 February 2021



**5 Macs Place Weir Views VIC 3338** Sold Price <sup>RS</sup> **\$422,500** Sold Date **07-Dec-20**

 3  2  2

Distance **0.97km**



**6 Sherford Way Weir Views VIC 3338** Sold Price **\$464,000** Sold Date **17-Oct-20**

 3  2  2

Distance **0.98km**



**22 Robinson Drive Weir Views VIC 3338** Sold Price **\$420,000** Sold Date **07-Nov-20**

 3  2  2

Distance **1.27km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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