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	12 Waterway Boulevard 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	$639,000	&	$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	House	Suburb	Weir Views
Period-from	01 Aug 2020	to	31 Jul 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
10 Warranooke Street Melton South VIC 3338	$630,000	11-Jun-21
10 Slate Way Cobblebank VIC 3338	$ 660,000	30-May-18
22 Gem Crescent Cobblebank VIC 3338	$ 653,000	22-Mar-17

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: 04 August 2021

CONSUMER AFFAIRS VICTORIA

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10 Warranooke Street Melton South VIC 3338 — Sold Price RS $630,000 — Sold Date 11-Jun-21
4 2 3 — Distance 1.49km



10 Slate Way Cobblebank VIC 3338 — Sold Price $167,000 — Sold Date 30-May-18
4 2 2 — Distance 2.93km



22 Gem Crescent Cobblebank VIC 3338 — Sold Price $166,000 — Sold Date 22-Mar-17
4 2 2 — Distance 2.97km

RS = Recent sale UN = Undisclosed Sale

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