

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

6 SPECULATION ROAD 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

\$589,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Weir Views

Period-from

01 Sep 2023

to

31 Aug 2024

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

9 VALENCIA STREET WEIR VIEWS VIC 3338	\$600,000	12-Jul-24
6 FORESTMILL WAY STRATHULLOH VIC 3338	\$595,000	04-Jun-24
46 FEATHERTOP AVENUE WEIR VIEWS VIC 3338	\$600,000	08-Jun-24

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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Shannyn Cannell
P 0455500378
M 0455500378
E scannell@localexpertz.com.au



**9 VALENCIA STREET WEIR VIEWS
VIC 3338**

4 2 2

Sold Price **\$600,000** Sold Date **12-Jul-24**

Distance **1.31km**

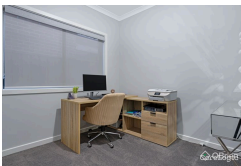


**6 FORESTMILL WAY
STRATHTULLOH VIC 3338**

3 2 2

Sold Price **\$595,000** Sold Date **04-Jun-24**

Distance **1.83km**



**46 FEATHERTOP AVENUE WEIR
VIEWS VIC 3338**

4 2 -

Sold Price **\$600,000** Sold Date **08-Jun-24**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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