

## 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

84 Elpis Road 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

House

Suburb

Weir Views

Period-from

01 Jul 2020

to

30 Jun 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

34 Waterbird Circuit Weir Views VIC 3338	\$497,500	07-Aug-20
40 Equine Circuit Melton South VIC 3338	\$520,000	25-Nov-20
10 Toolern Waters Drive Weir Views VIC 3338	\$460,000	15-Feb-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: 13 July 2021



**34 Waterbird Circuit Weir Views  
VIC 3338**

Sold Price **\$497,500** Sold Date **07-Aug-20**

3 2 -

Distance **0.68km**



**40 Equine Circuit Melton South VIC  
3338**

Sold Price **\$520,000** Sold Date **25-Nov-20**

3 2 2

Distance **0.69km**



**10 Toolern Waters Drive Weir  
Views VIC 3338**

Sold Price **\$460,000** Sold Date **15-Feb-20**

3 2 2

Distance **0.72km**



**16 Equine Circuit Melton South VIC  
3338**

Sold Price **\$440,000** Sold Date **20-Feb-20**

3 2 2

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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