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Section 47AF of the Estate Agents Act 1980

### LAND Offered for Sale

2 Growth Drive Weir Views VIC 3338



### Indicative Selling Price

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

Range between \$290,000 & \$319,000

### Median Sale Price

\$225,000 Lands in Weir views between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

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.



|  |            |                  |           |                  |
|--|------------|------------------|-----------|------------------|
| <b>17 Georgia Street Weir Views VIC 3338</b> | Sold Price | <b>\$275,000</b> | Sold Date | <b>14-Jun-19</b> |
| 4  2  2                                      |            |                  | Distance  | <b>0.44km</b>    |

|   |            |                  |           |                  |
|---|------------|------------------|-----------|------------------|
| <b>40 Riverside Concourse Cobblebank VIC 3338</b> | Sold Price | <b>\$347,000</b> | Sold Date | <b>19-Feb-19</b> |
| -  -  -   |            |                  | Distance  | <b>1.74km</b>    |

|  |            |                  |           |                  |
|--|------------|------------------|-----------|------------------|
| <b>12 Forde Avenue Melton South VIC 3338</b> | Sold Price | <b>\$275,000</b> | Sold Date | <b>15-May-19</b> |
| -  -  -                                      |            |                  | Distance  | <b>1.95km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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