

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

29 COLEDALE DRIVE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Weir Views

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

13 TETBURY AVENUE WEIR VIEWS VIC 3338	\$600,000	01-May-25
17 BUCKLAND AVENUE WEIR VIEWS VIC 3338	\$649,000	17-Jul-25
6 RYEBANK STREET WEIR VIEWS VIC 3338	\$650,000	13-Feb-25

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: 30 July 2025

Keith Siu
P 0396879777
M 0412938399
E Keith@fndk.com.au



**13 TETBURY AVENUE WEIR VIEWS
VIC 3338**

Sold Price

\$600,000

Sold Date

01-May-25

 4  2  2

Distance

0km



**17 BUCKLAND AVENUE WEIR
VIEWS VIC 3338**

Sold Price

^{RS} **\$649,000**

Sold Date

17-Jul-25

 4  2  2

Distance

0.68km



**6 RYEBANK STREET WEIR VIEWS
VIC 3338**

Sold Price

\$650,000

Sold Date

13-Feb-25

 4  2  2

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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