

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

11 Celestine Court Narre Warren VIC 3805

## 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

\$550,000

&amp;

\$580,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

\*House

X

\*Unit

Suburb

Narre Warren

Period-from

01 May 2018

to

30 Apr 2019

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

5 Kingly Place Narre Warren VIC 3805	\$550,000	15-Dec-18
47 Ellenvale Drive Narre Warren VIC 3805	\$562,000	14-Mar-19
51 Maramba Drive Narre Warren VIC 3805	\$561,000	15-Apr-19

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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### 5 Kingly Place Narre Warren VIC 3805

 4  2  2

Sold Price

**\$550,000**

Sold Date

**15-Dec-18**

Distance

**0.28km**



### 47 Ellenvale Drive Narre Warren VIC 3805

 4  2  2

Sold Price

**\$562,000**

Sold Date

**14-Mar-19**

Distance

**0.82km**



### 51 Maramba Drive Narre Warren VIC 3805

 4  2  2

Sold Price

<sup>RS</sup> **\$561,000** <sup>UN</sup>

Sold Date

**15-Apr-19**

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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