

Heather Zappia 03 8802 4418 0439 088 007 heather@elite1.net.au

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

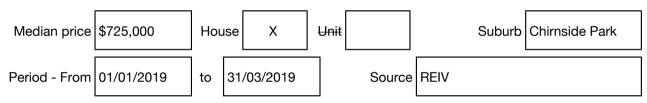
s 14 Celeste Court, Chirnside Park Vic 3116 d e

Indicative selling price

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

Range between	\$695,000	&	\$760,000
J	· ,		· · ·

Median sale price



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 six 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
1	8 Barbara Ct MOOROOLBARK 3138	\$725,000	31/05/2019
2	4 Harvest Dr CHIRNSIDE PARK 3116	\$716,000	07/03/2019
3	7 Crown Pt CHIRNSIDE PARK 3116	\$700,500	31/01/2019

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 six months.

Account - Elite Women Real Estate | P: 0388024418

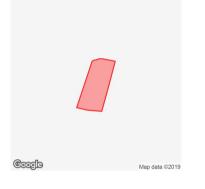
propertydata

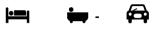
Generated: 25/06/2019 10:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 14 Celeste Court, Chirnside Park Vic 3116



Heather Zappia 03 8802 4418 0439 088 007 heather@elite1.net.au





Rooms: Property Type: Agent Comments Indicative Selling Price \$695,000 - \$760,000 Median House Price March quarter 2019: \$725,000

Comparable Properties

A Professionals	8 Barbara Ct MOOROOLBARK 3138 (REI) 3 2 6 6 Price: \$725,000 Method: Private Sale Date: 31/05/2019 Rooms: - Property Type: House Land Size: 890 sqm approx	Agent Comments
	4 Harvest Dr CHIRNSIDE PARK 3116 (REI/VG) 3 2 2 2 Price: \$716,000 Method: Private Sale Date: 07/03/2019 Rooms: 6 Property Type: House Land Size: 1061 sqm approx	Agent Comments
	7 Crown Pt CHIRNSIDE PARK 3116 (REI/VG) 3 2 2 2 Price: \$700,500 Method: Auction Sale Date: 31/01/2019 Rooms: 4 Property Type: House (Res) Land Size: 1008 sqm approx	Agent Comments

Account - Elite Women Real Estate | P: 0388024418

propertydata

Generated: 25/06/2019 10:48

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

