

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	14 Celeste Court, Chirnside Park Vic 3116
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Indicative selling price

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

Range between	\$695,000	&	\$760,000
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Median sale price

Median price	\$725,000	House	X	Unit		Suburb	Chirnside Park
Period - From	01/01/2019	to	31/03/2019	Source	REIV		

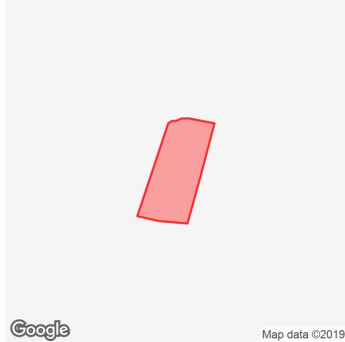
Comparable property sales (*Delete A or B below as applicable)

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



8 Barbara Ct MOOROOLBARK 3138 (REI)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 31/05/2019

Rooms: -

Property Type: House

Land Size: 890 sqm approx



4 Harvest Dr CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$716,000

Method: Private Sale

Date: 07/03/2019

Rooms: 6

Property Type: House

Land Size: 1061 sqm approx



7 Crown Pt CHIRNSIDE PARK 3116 (REI/VG)

Agent Comments



Price: \$700,500

Method: Auction Sale

Date: 31/01/2019

Rooms: 4

Property Type: House (Res)

Land Size: 1008 sqm approx