

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

5 Celebes Court, The Honeysuckles Vic 3851

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$445,000

Property Type House

Suburb The Honeysuckles

Period - From 17/06/2023

to 16/06/2024

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	10 Macassar Cr THE HONEYSUCKLES 3851	\$445,000	22/04/2024
2			
3			

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.~~

This Statement of Information was prepared on:

17/06/2024 11:54



 3  1  1

Property Type: House
Land Size: 725 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$495,000

Median House Price
17/06/2023 - 16/06/2024: \$445,000

Comparable Properties



10 Macassar Cr THE HONEYSUCKLES 3851 [Agent Comments](#)
(REI/VG)

 3  2  1

Price: \$445,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 597 sqm approx

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 - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690