

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Celebes Court, The Honeysuckles Vic 3851

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$400,000

### Median sale price

Median price

\$315,000

Property Type

House

Suburb

The Honeysuckles

Period - From

05/01/2020

to

04/01/2021

Source

REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	17 Centre Rd SEASPRAY 3851	\$443,000	28/02/2020
2	20 Main Rd SEASPRAY 3851	\$415,000	15/11/2019
3	20 Panorama Dr SEASPRAY 3851	\$360,000	20/02/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/01/2021 13:37



3 1 1

**Property Type:** House

**Land Size:** 724 sqm approx

Agent Comments

## Comparable Properties



**17 Centre Rd SEASPRAY 3851 (REI/VG)**

Agent Comments

4 3 5

**Price:** \$443,000

**Method:** Private Sale

**Date:** 28/02/2020

**Rooms:** 10

**Property Type:** House

**Land Size:** 1000 sqm approx



**20 Main Rd SEASPRAY 3851 (REI)**

Agent Comments

3 2 3

**Price:** \$415,000

**Method:** Private Sale

**Date:** 15/11/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 1004 sqm approx



**20 Panorama Dr SEASPRAY 3851 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$360,000

**Method:** Private Sale

**Date:** 20/02/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 4000 sqm approx