

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

6 Celebes Court, The Honeysuckles Vic 3851

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$360,000

Property Type House

Suburb The Honeysuckles

Period - From 11/03/2020

to 10/03/2021

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	32 Buckley St SEASPRAY 3851	\$375,000	28/09/2020
2	38 Macassar Cr THE HONEYSUCKLES 3851	\$370,000	28/10/2020
3	14 Finisterre Dr THE HONEYSUCKLES 3851	\$370,000	25/11/2019

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:

11/03/2021 09:14

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Indicative Selling Price
\$399,000

Median House Price
11/03/2020 - 10/03/2021: \$360,000



Property Type: House (Previously Occupied - Detached)
Land Size: 946 sqm approx
Agent Comments

Comparable Properties

32 Buckley St SEASPRAY 3851 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 28/09/2020
Property Type: House (Res)
Land Size: 506 sqm approx



38 Macassar Cr THE HONEYSUCKLES 3851 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 28/10/2020
Property Type: House (Res)
Land Size: 1230 sqm approx

14 Finisterre Dr THE HONEYSUCKLES 3851 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 25/11/2019
Property Type: House (Res)
Land Size: 601 sqm approx