Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	6 Celebes Court, The Honeysuckles Vic 3851
Including suburb or	
locality and postcode	

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	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale

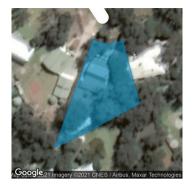


Ferg Horan 5144 4333

Indicative Selling Price \$399,000

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

0417 123 162 fhoran@chalmer.com.au









Property Type: House (Previously Occupied - Detached)

Land Size: 946 sqm approx

Agent Comments

Comparable Properties

32 Buckley St SEASPRAY 3851 (VG)

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Price: \$375,000 Method: Sale Date: 28/09/2020

Property Type: House (Res) Land Size: 506 sqm approx

Agent Comments











Price: \$370,000 Method: Sale Date: 28/10/2020

Property Type: House (Res) Land Size: 1230 sqm approx Agent Comments

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

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



