

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

35 James Cook Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2018 to 30/06/2019 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	163 Broad Gully Rd DIAMOND CREEK 3089	\$740,000	07/09/2019
2	24 Galatea St DIAMOND CREEK 3089	\$720,000	27/07/2019
3	147 Broad Gully Rd DIAMOND CREEK 3089	\$710,000	20/05/2019

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.~~

This Statement of Information was prepared on:

25/09/2019 14:51



 3  2  3

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 840 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending June 2019: \$760,000

Comparable Properties



163 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  -

Price: \$740,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 799 sqm approx



24 Galatea St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$720,000

Method: Auction Sale

Date: 27/07/2019

Property Type: House (Res)



147 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$710,000

Method: Private Sale

Date: 20/05/2019

Rooms: 5

Property Type: House

Land Size: 659 sqm approx