

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

10 Everard Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$757,757 Property Type House Suburb Diamond Creek

Period - From 01/01/2019 to 31/12/2019 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	15 Ironbark Rd DIAMOND CREEK 3089	\$760,000	27/08/2019
2	1 Fulton Cl DIAMOND CREEK 3089	\$742,000	01/11/2019
3	45 Collins St DIAMOND CREEK 3089	\$742,000	18/11/2019

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:

30/01/2020 10:10



 4  2  2

Property Type: House
Land Size: 994 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 Year ending December 2019: \$757,757

Comparable Properties



15 Ironbark Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  -

Price: \$760,000
Method: Private Sale
Date: 27/08/2019
Rooms: 6
Property Type: House
Land Size: 605 sqm approx



1 Fulton Cl DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$742,000
Method: Private Sale
Date: 01/11/2019
Rooms: 5
Property Type: House
Land Size: 785 sqm approx



45 Collins St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  3

Price: \$742,000
Method: Sold Before Auction
Date: 18/11/2019
Property Type: House (Res)
Land Size: 751 sqm approx