

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

8 Rangeview Road, Diamond Creek Vic 3089

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$720,250

House

X

Unit

Suburb

Diamond Creek

Period - From 01/04/2019

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	7 Fairview Cr DIAMOND CREEK 3089	\$865,000	06/04/2019
2	4 Penton Ct DIAMOND CREEK 3089	\$820,500	15/03/2019
3	7 Glen View CI DIAMOND CREEK 3089	\$805,000	26/02/2019

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.