

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

14 Marino Way, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$945,000

Property Type House

Suburb Diamond Creek

Period - From 01/01/2021

to

31/03/2021

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	23 Louis Buvelot Wynd DIAMOND CREEK 3089	\$1,455,000	17/02/2021
2	7 Melissa Ct ELTHAM NORTH 3095	\$1,450,450	24/02/2021
3	3 Tyrone Ct ST HELENA 3088	\$1,370,000	13/02/2021

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:

19/04/2021 09:42



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Property Type: House
Land Size: 1149 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2021: \$945,000

Comparable Properties



**23 Louis Buvelot Wynd DIAMOND CREEK
3089 (REI)**

Agent Comments

5 3 3

Price: \$1,455,000
Method: Private Sale
Date: 17/02/2021
Rooms: 8
Property Type: House (Res)
Land Size: 800 sqm approx



7 Melissa Ct ELTHAM NORTH 3095 (REI)

Agent Comments

5 2 2

Price: \$1,450,450
Method: Private Sale
Date: 24/02/2021
Property Type: House
Land Size: 844 sqm approx



3 Tyrone Ct ST HELENA 3088 (REI)

Agent Comments

4 2 2

Price: \$1,370,000
Method: Private Sale
Date: 13/02/2021
Property Type: House
Land Size: 925 sqm approx