

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

118 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2024 to 30/06/2024 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	3 Skyvista Ct DIAMOND CREEK 3089	\$1,336,000	24/06/2024
2	7 Sanctuary Ct DIAMOND CREEK 3089	\$1,230,000	27/06/2024
3	9 Daina Ct DIAMOND CREEK 3089	\$1,215,000	01/06/2024

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:

22/07/2024 10:01



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Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2024: \$1,100,000

Comparable Properties



3 Skyvista Ct DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 3

Price: \$1,336,000
Method: Private Sale
Date: 24/06/2024
Rooms: 8
Property Type: House (Res)
Land Size: 648 sqm approx



7 Sanctuary Ct DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$1,230,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)
Land Size: 562 sqm approx



9 Daina Ct DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 2

Price: \$1,215,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 900 sqm approx