

# 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

6 Lanvos Drive, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,010,000

Property Type House

Suburb Diamond Creek

Period - From 01/07/2021

to

30/09/2021

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 | 142 Everleigh Dr DIAMOND CREEK 3089 | \$1,470,000 | 27/11/2021   |
| 2 | 11 Penton Ct DIAMOND CREEK 3089     | \$1,210,000 | 14/12/2021   |
| 3 | 52 Clyde St DIAMOND CREEK 3089      | \$1,100,000 | 03/12/2021   |

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:

23/12/2021 22:47



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 960 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 September quarter 2021: \$1,010,000

## Comparable Properties



**142 Everleigh Dr DIAMOND CREEK 3089 (REI)** Agent Comments



Pool

**Price:** \$1,470,000  
**Method:** Private Sale  
**Date:** 27/11/2021  
**Property Type:** House  
**Land Size:** 1001 sqm approx



**11 Penton Ct DIAMOND CREEK 3089 (REI)** Agent Comments



Pool

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 14/12/2021  
**Property Type:** House  
**Land Size:** 1171 sqm approx



**52 Clyde St DIAMOND CREEK 3089 (REI)** Agent Comments



Pool

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2021  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx

**Account - Barry Plant** | P: 03 94381133