

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

5 Cathay Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$838,750

Property Type House

Suburb Diamond Creek

Period - From 01/07/2020

to 30/09/2020

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	31 Collins St DIAMOND CREEK 3089	\$990,000	07/12/2020
2	24 Ballandry Cr GREENSBOROUGH 3088	\$955,000	19/12/2020
3	3 Scenic Rise ELTHAM NORTH 3095	\$900,000	14/10/2020

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:

08/01/2021 11:56



Property Type: House (Previously Occupied - Detached)

Land Size: 4277 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2020: \$838,750

Comparable Properties



31 Collins St DIAMOND CREEK 3089 (REI)

[Agent Comments](#)



Price: \$990,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

Land Size: 965 sqm approx



24 Ballandry Cr GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$955,000

Method: Private Sale

Date: 19/12/2020

Property Type: House

Land Size: 723 sqm approx



3 Scenic Rise ELTHAM NORTH 3095 (REI/VG)

[Agent Comments](#)



Price: \$900,000

Method: Sold Before Auction

Date: 14/10/2020

Property Type: House (Res)

Land Size: 706 sqm approx