



Statement of Information

Sections 47AF of the Estate Agents Act 1980

4 Orcades Place, DIAMOND CREEK 3089

* House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$720,000 - \$780,000

Median sale price

Median **House** for **DIAMOND CREEK** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$820,000

Comparable property sales

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 the most comparable to the property for sale.

70 Oronsay Crescent,
Diamond Creek 3089

Price **\$830,000** Sold 30 May
2018

4 Chitral Place,
Diamond Creek 3089

Price **\$785,000** Sold 30 July
2018

6 Pinjarra Court,
Diamond Creek 3089

Price **\$810,000** Sold 19
September 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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