

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	79 Everleigh Drive, Diamond Creek Vic 3089
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Indicative selling price

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

Single price	\$735,000
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Median sale price

Median price	\$760,000	House	X	Unit		Suburb	Diamond Creek
Period - From	01/07/2018	to	30/06/2019	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	5 Discovery Dr DIAMOND CREEK 3089	\$775,000	10/05/2019
2	30 Discovery Dr DIAMOND CREEK 3089	\$760,000	28/03/2019
3	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019

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.



 4  2  2

Rooms: 10
Property Type: House (Previously Occupied - Detached)
Land Size: 1393 sqm approx
Agent Comments

Indicative Selling Price
\$735,000
Median House Price
Year ending June 2019: \$760,000

Comparable Properties



5 Discovery Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$775,000
Method: Private Sale
Date: 10/05/2019
Rooms: 5
Property Type: House
Land Size: 867 sqm approx



30 Discovery Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000
Method: Private Sale
Date: 28/03/2019
Rooms: 6
Property Type: House
Land Size: 1073 sqm approx



12 Amaroo Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$722,000
Method: Private Sale
Date: 31/07/2019
Rooms: -
Property Type: House
Land Size: 619 sqm approx