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

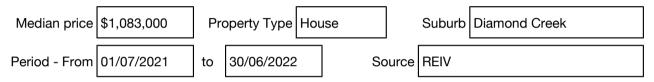
145 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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Single price \$1,100,000

Median sale price



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	47 Brownlow Dr DIAMOND CREEK 3089	\$1,168,000	19/05/2022
2	11 Kingsbury Ct DIAMOND CREEK 3089	\$1,100,000	23/05/2022
3	37 Wayland Ct DIAMOND CREEK 3089	\$1,100,000	02/07/2022

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:

13/09/2022 10:34



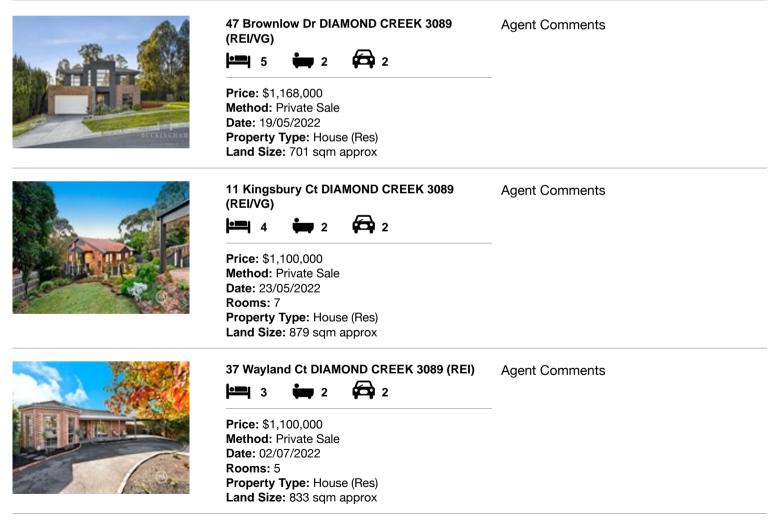






Property Type: House Land Size: 721 sqm approx Agent Comments Indicative Selling Price \$1,100,000 Median House Price Year ending June 2022: \$1,083,000

Comparable Properties



Account - Barry Plant | P: 03 94381133





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