

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

2/179 Aqueduct Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$760,000

Property Type House

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 Milne Pl ELTHAM NORTH 3095	\$1,300,000	26/09/2019
2	7 Henry Arthur Dr DIAMOND CREEK 3089	\$1,280,000	17/05/2019
3	13 Toorak Ct GREENSBOROUGH 3088	\$1,238,888	13/09/2019

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.~~

This Statement of Information was prepared on:

04/10/2019 11:41



 4  3  2

Rooms: 2

Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2019: \$760,000

Comparable Properties



5 Milne PI ELTHAM NORTH 3095 (REI)

Agent Comments

 5  3  2

Price: \$1,300,000

Method: Expression of Interest

Date: 26/09/2019

Rooms: 10

Property Type: House



7 Henry Arthur Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  3  8

Price: \$1,280,000

Method: Private Sale

Date: 17/05/2019

Property Type: House

Land Size: 878 sqm approx



13 Toorak Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 5  3  2

Price: \$1,238,888

Method: Private Sale

Date: 13/09/2019

Rooms: 6

Property Type: House

Land Size: 1000 sqm approx