

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

21 Kingfisher Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$1,439,000

Median sale price

Median price

\$1,083,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/06/2022

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	12 Cosham Ct GREENSBOROUGH 3088	\$1,420,000	08/06/2022
2	14 St Georges Ct GREENSBOROUGH 3088	\$1,415,000	16/07/2022
3	9 Charles Conder PI DIAMOND CREEK 3089	\$1,372,500	23/04/2022

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:

03/08/2022 10:47



 5  2  3

Property Type: House
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price

\$1,439,000

Median House Price

Year ending June 2022: \$1,083,000

Comparable Properties



12 Cosham Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  2  4

Price: \$1,420,000
Method: Private Sale
Date: 08/06/2022
Rooms: 8
Property Type: House (Res)
Land Size: 1025 sqm approx



14 St Georges Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  3  2

Price: \$1,415,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 800 sqm approx



9 Charles Conder PI DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  2  2

Price: \$1,372,500
Method: Private Sale
Date: 23/04/2022
Property Type: House
Land Size: 831 sqm approx

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