

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

29 The Parkway, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$765,000

Median sale price

Median price

\$850,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/10/2017

to

31/12/2017

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	32 Everleigh Dr DIAMOND CREEK 3089	\$795,000	01/11/2017
2	23 Perversi Av DIAMOND CREEK 3089	\$778,000	19/12/2017
3	8 Perversi Av DIAMOND CREEK 3089	\$720,000	22/01/2018

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  3  3

Rooms: 7
Property Type: House
Land Size: 940 sqm approx
Agent Comments

Indicative Selling Price
\$765,000
Median House Price
December quarter 2017: \$850,000

Comparable Properties



32 Everleigh Dr DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  2

Price: \$795,000
Method: Private Sale
Date: 01/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 783 sqm approx



23 Perversi Av DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  3  2

Price: \$778,000
Method: Auction Sale
Date: 19/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 836 sqm approx



8 Perversi Av DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  2

Price: \$720,000
Method: Private Sale
Date: 22/01/2018
Rooms: 5
Property Type: House
Land Size: 1007 sqm approx