

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 68 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$880,000 & \$940,000

Median sale price

Median price \$786,550 House X Unit Suburb Diamond Creek

Period - From 01/10/2018 to 31/12/2018 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	3 Glen View CI DIAMOND CREEK 3089	\$975,000	21/01/2019
2	39 Arrunga CI DIAMOND CREEK 3089	\$965,000	15/12/2018
3	5 Dianella Ct DIAMOND CREEK 3089	\$906,000	15/01/2019

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.



Rooms:
Property Type: Land (Res)
Land Size: 875 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
December quarter 2018: \$786,550

Comparable Properties



3 Glen View CI DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$975,000
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House
Land Size: 1291.40 sqm approx

39 Arrunga CI DIAMOND CREEK 3089 (VG) **Agent Comments**



Price: \$965,000
Method: Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 647 sqm approx



5 Dianella Ct DIAMOND CREEK 3089 (REI/VG) **Agent Comments**



Price: \$906,000
Method: Private Sale
Date: 15/01/2019
Rooms: 6
Property Type: House
Land Size: 653 sqm approx