

## 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

20 Koonawarra Way, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$835,000

#### Median sale price

Median price

\$745,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/10/2016

to

30/09/2017

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 | 33 Lanvos Dr DIAMOND CREEK 3089    | \$830,000 | 27/07/2017   |
| 2 | 2 Norma St DIAMOND CREEK 3089      | \$827,000 | 01/11/2017   |
| 3 | 32 Everleigh Dr DIAMOND CREEK 3089 | \$795,000 | 31/10/2017   |

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  2  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 612 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$835,000

**Median House Price**  
 Year ending September 2017: \$745,000

## Comparable Properties

**33 Lanvos Dr DIAMOND CREEK 3089 (VG)**

Agent Comments

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**Price:** \$830,000  
**Method:** Sale  
**Date:** 27/07/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 869 sqm approx



**2 Norma St DIAMOND CREEK 3089 (REI)**

Agent Comments

 3  2  2

**Price:** \$827,000  
**Method:** Private Sale  
**Date:** 01/11/2017  
**Rooms:** 5  
**Property Type:** House



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

Agent Comments

 3  2  2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 31/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 783 sqm approx