

# 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

25 Landex Court, 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)

Range between \$780,000 & \$830,000

### Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2018 to 30/09/2019 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	29 Grassy Flat Rd DIAMOND CREEK 3089	\$825,000	31/05/2019
2	6 Wayland Ct DIAMOND CREEK 3089	\$805,000	12/10/2019
3	69 Sunnyside Cr WATTLE GLEN 3096	\$782,000	04/06/2019

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:

29/10/2019 10:05



4   2   1

**Property Type:** House (Res)

**Land Size:** 943 sqm approx

Agent Comments

**Indicative Selling Price**

\$780,000 - \$830,000

**Median House Price**

Year ending September 2019: \$760,000

## Comparable Properties



**29 Grassy Flat Rd DIAMOND CREEK 3089 (REI)**

Agent Comments

3   2   2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 31/05/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 820 sqm approx



**6 Wayland Ct DIAMOND CREEK 3089 (REI)**

Agent Comments

3   2   2

**Price:** \$805,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** House (Res)

**Land Size:** 789 sqm approx



**69 Sunnyside Cr WATTLE GLEN 3096 (REI)**

Agent Comments

3   2   2

**Price:** \$782,000

**Method:** Private Sale

**Date:** 04/06/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 774 sqm approx