

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 62 James Cook Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$875,000 House X Unit Suburb Diamond Creek

Period - From 01/01/2019 to 31/03/2019 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	4 Penton Ct DIAMOND CREEK 3089	\$820,500	15/03/2019
2	6 Risdale Cl DIAMOND CREEK 3089	\$743,000	08/12/2018
3	13 Lydford Ct DIAMOND CREEK 3089	\$720,000	16/03/2019

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.



 4
  2
  2

Rooms: 8
Property Type: House (Res)
Land Size: 1317 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 March quarter 2019: \$875,000

Comparable Properties



4 Penton Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4
  2
  2

Price: \$820,500
Method: Private Sale
Date: 15/03/2019
Rooms: 6
Property Type: House
Land Size: 826 sqm approx



6 Risdale Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4
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  2

Price: \$743,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 5
Property Type: House (Res)
Land Size: 802 sqm approx



13 Lydford Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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  2
  2

Price: \$720,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 957 sqm approx