

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	130 Everleigh Drive, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$860,000	&	\$910,000
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Median sale price

Median price	\$788,000	House	X	Unit		Suburb	Diamond Creek
Period - From	01/01/2018	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	39 Arrunga CI DIAMOND CREEK 3089	\$925,000	15/12/2018
2	5 Dianella Ct DIAMOND CREEK 3089	\$906,000	15/01/2019
3	30 Brownlow Dr DIAMOND CREEK 3089	\$850,000	17/10/2018

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  2  2

Rooms: 7

Property Type: House (Res)

Land Size: 760 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$910,000

Median House Price

Year ending December 2018: \$788,000

Comparable Properties

39 Arrunga Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 -  -  -

Price: \$925,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)



5 Dianella Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$906,000

Method: Private Sale

Date: 15/01/2019

Rooms: 6

Property Type: House

Land Size: 653 sqm approx



30 Brownlow Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$850,000

Method: Private Sale

Date: 17/10/2018

Rooms: 8

Property Type: House

Land Size: 764 sqm approx