

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

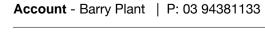
Including subu	ddress 30 D urb and estcode	30 Discovery Drive, Diamond Creek Vic 3089									
Indicative sell	ing price										
For the meaning	of this price	see cons	sum	er.vic.gov.	au/unc	lerquoting					
Single pric	e \$760,000										
Median sale p	rice										
Median price	\$788,000	Ηοι	ıse	Х	Unit			Suburb	Diamond Creek		
Period - From	01/01/2018	to	31/	12/2018		Source	REIV				
Comparable p	roperty sale	es (*Del	lete	A or B b	elow a	as applica	ble)				

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		
2		
3		

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.







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Rooms: 7

Property Type: Land

Land Size: 1073 sqm approx

Agent Comments

Indicative Selling Price \$760,000 **Median House Price** Year ending December 2018: \$788,000

Comparable Properties



77 Everleigh Dr DIAMOND CREEK 3089 (REI)



Price: \$790,000 Method: Private Sale Date: 12/01/2019 Rooms: 6

Property Type: House Land Size: 1200 sqm approx

7 Haversack Ct DIAMOND CREEK 3089 (VG)





Price: \$750,000 Method: Sale Date: 24/11/2018

Rooms: -

Property Type: House (Res) Land Size: 417 sqm approx

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.

Account - Barry Plant | P: 03 94381133





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Agent Comments

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