

## 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

4 Rusty Gate 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$803,500

Property type

House

Suburb

Diamond Creek

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 63 Everleigh Drive Diamond Creek VIC 3089 | \$1,030,000 | 09-Dec-20 |
| 19 Woodley Court Diamond Creek VIC 3089   | \$1,100,000 | 10-Dec-20 |
|   |             |           |

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 6 months.

This Statement of Information was prepared on: 17 March 2021

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**63 Everleigh Drive Diamond Creek  
VIC 3089**

Sold Price

**\$1,030,000**

Sold Date

**09-Dec-20**

4 2 2

Distance

**1.63km**



**19 Woodley Court Diamond Creek  
VIC 3089**

Sold Price

**\$1,100,000**

Sold Date

**10-Dec-20**

4 3 2

Distance

**1.19km**

RS = Recent sale

UN = Undisclosed Sale

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