

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 8 Lanvos Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$660,000 & \$715,000

Median sale price

Median price \$786,550 House X Unit Suburb Diamond Creek

Period - From 01/10/2018 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	31 The Parkway DIAMOND CREEK 3089	\$740,000	06/03/2019
2	3 Patyah St DIAMOND CREEK 3089	\$700,000	26/11/2018
3	3 Campbell St DIAMOND CREEK 3089	\$645,500	05/03/2019

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.



 3  2  2

Rooms:
Property Type: House (Res)
Land Size: 1060.615 sqm approx
 Agent Comments

Indicative Selling Price
 \$660,000 - \$715,000
Median House Price
 December quarter 2018: \$786,550

Comparable Properties



31 The Parkway DIAMOND CREEK 3089 (REI) Agent Comments

 3  3  1

Price: \$740,000
Method: Private Sale
Date: 06/03/2019
Rooms: -
Property Type: House
Land Size: 911 sqm approx



3 Patyah St DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  1  1

Price: \$700,000
Method: Private Sale
Date: 26/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 608 sqm approx



3 Campbell St DIAMOND CREEK 3089 (REI) Agent Comments

 3  1  2

Price: \$645,500
Method: Private Sale
Date: 05/03/2019
Rooms: -
Property Type: House
Land Size: 362 sqm approx