

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 | 8 Lanvos Drive, Diamond Creek Vic 3089 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$660,000 | & | \$715,000 |
|---------------|-----------|-----|-----------|
| | | i l | |

Median sale price

| Median price | \$786,550 | Hou | use 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.

| Ad | dress 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 |

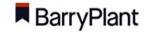
OR

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.





Account - Barry Plant | P: 03 94381133







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)

Price: \$740,000 Method: Private Sale Date: 06/03/2019

Rooms: -

Property Type: House Land Size: 911 sqm approx **Agent Comments**



Price: \$700.000 Method: Private Sale Date: 26/11/2018

Property Type: House (Res)

Land Size: 608 sqm approx







Rooms: -





Price: \$645,500 Method: Private Sale Date: 05/03/2019 Rooms: -

Property Type: House Land Size: 362 sqm approx **Agent Comments**

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