

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 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$880,000

&

\$960,000

Median sale price

Median price

\$1,083,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2021

to

30/06/2022

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	2 Mitchell Ct DIAMOND CREEK 3089	\$985,000	08/07/2022
2	3 Fulton Cl DIAMOND CREEK 3089	\$900,000	30/04/2022
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.

This Statement of Information was prepared on:

31/08/2022 10:06



4 1 2

Rooms: 5
Property Type: House
Land Size: 766 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending June 2022: \$1,083,000

Comparable Properties



2 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)

4 2 2

Price: \$985,000
Method: Private Sale
Date: 08/07/2022
Property Type: House
Land Size: 798 sqm approx

Agent Comments

2 bathrooms however an unrenovated home



3 Fulton Ct DIAMOND CREEK 3089 (REI/VG)

3 1 3

Price: \$900,000
Method: Private Sale
Date: 30/04/2022
Property Type: House
Land Size: 896 sqm approx

Agent Comments

Only 3 bed home, steep driveway

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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