

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 Luscombe Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$950,000 & \$1,010,000

Median sale price

Median price \$726,444 House X Unit Suburb Diamond Creek

Period - From 01/04/2017 to 30/06/2017 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		
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.



 4  2  2

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,010,000
Median House Price
June quarter 2017: \$726,444

Comparable Properties



17 Wentworth CI DIAMOND CREEK 3089 (REI) Agent Comments

 4  2  2

Price: \$950,000
Method: Sold Before Auction
Date: 30/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 879 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.