

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

1 Fulton Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$690,000

&

\$740,000

Median sale price

Median price \$760,000

Property Type House

Suburb Diamond Creek

Period - From 01/07/2018

to 30/06/2019

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	11 Lotus Ct DIAMOND CREEK 3089	\$755,000	01/05/2019
2	163 Broad Gully Rd DIAMOND CREEK 3089	\$740,000	07/09/2019
3	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019

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.~~

This Statement of Information was prepared on:

17/10/2019 17:12



 3  2  2

Rooms: 6
Property Type: House
Land Size: 785 sqm approx
 Agent Comments

Indicative Selling Price
 \$690,000 - \$740,000
Median House Price
 Year ending June 2019: \$760,000

Comparable Properties



11 Lotus Ct DIAMOND CREEK 3089 (REI/VG) Agent Comments

 4  2  2

Price: \$755,000
Method: Private Sale
Date: 01/05/2019
Rooms: 6
Property Type: House
Land Size: 785 sqm approx



163 Broad Gully Rd DIAMOND CREEK 3089 (REI) Agent Comments

 3  2  -

Price: \$740,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 799 sqm approx



12 Amaroo Ct DIAMOND CREEK 3089 (REI) Agent Comments

 4  2  2

Price: \$722,000
Method: Private Sale
Date: 31/07/2019
Property Type: House
Land Size: 619 sqm approx