

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

18 Kingsbury Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$730,000

&

\$770,000

Median sale price

Median price

\$837,850

House

X

Unit

Suburb

Diamond Creek

Period - From

01/07/2017

to

30/06/2018

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		
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.



 3  2  4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

Year ending June 2018: \$837,850

Comparable Properties



124 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  -  -

Price: \$735,000

Method: Private Sale

Date: 20/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 789 sqm approx



6 Cooraminta PI DIAMOND CREEK 3089 (REI)

Agent Comments

 -  -  -

Price: \$720,000

Method: Private Sale

Date: 05/04/2018

Rooms: -

Property Type: House (Res)

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.