

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

130 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,022,500

Property Type House

Suburb Diamond Creek

Period - From 01/01/2021

to

31/12/2021

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	12 Glen View CI DIAMOND CREEK 3089	\$1,290,000	01/02/2022
2	2 Luscombe Dr DIAMOND CREEK 3089	\$1,225,000	16/01/2022
3	14 Daina Ct DIAMOND CREEK 3089	\$1,160,000	09/03/2022

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:

06/04/2022 16:06



 4  2  2

Rooms: 6
Property Type: House
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2021: \$1,022,500

Comparable Properties



12 Glen View CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,290,000
Method: Private Sale
Date: 01/02/2022
Property Type: House
Land Size: 728 sqm approx



2 Luscombe Dr DIAMOND CREEK 3089 (VG)

Agent Comments

 4  -  -

Price: \$1,225,000
Method: Sale
Date: 16/01/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 823 sqm approx



14 Daina Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,160,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 765 sqm approx