

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

133 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,120,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/04/2022

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	1 Magpie Ct DIAMOND CREEK 3089	\$1,375,000	08/06/2022
2	24 Diamond Views Dr DIAMOND CREEK 3089	\$1,365,000	04/07/2022
3	130 Everleigh Dr DIAMOND CREEK 3089	\$1,351,000	10/05/2022

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:

21/07/2022 15:14

133 Everleigh Drive, Diamond Creek Vic 3089

**Jellis
Craig**

Chris Chapman

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Property Type:

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2022: \$1,120,000

Comparable Properties

1 Magpie Ct DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 08/06/2022

Property Type: House (Res)

Land Size: 983 sqm approx



24 Diamond Views Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,365,000

Method: Private Sale

Date: 04/07/2022

Property Type: House

Land Size: 1011 sqm approx



130 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$1,351,000

Method: Private Sale

Date: 10/05/2022

Property Type: House

Land Size: 760 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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