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	26 Coniston Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$840,000
9	* ,		·,

Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/04/2019	to	31/03/2020		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

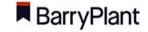
Add	dress of comparable property	Price	Date of sale
1	74 Everleigh Dr DIAMOND CREEK 3089	\$876,000	11/03/2020
2	10 Everard St DIAMOND CREEK 3089	\$851,000	13/02/2020
3	6 Price Ct DIAMOND CREEK 3089	\$811,000	21/03/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2020 10:23









Property Type: House Land Size: 691 sqm approx **Agent Comments**

Indicative Selling Price \$800,000 - \$840,000 **Median House Price** Year ending March 2020: \$760,000

Comparable Properties



74 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

-- 3

Price: \$876,000 Method: Private Sale Date: 11/03/2020

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments



10 Everard St DIAMOND CREEK 3089 (REI/VG) Agent Comments



Price: \$851,000 Method: Private Sale Date: 13/02/2020 Rooms: 6

Property Type: House Land Size: 994 sqm approx



6 Price Ct DIAMOND CREEK 3089 (REI)



Price: \$811,000 Method: Auction Sale Date: 21/03/2020

Property Type: House (Res) Land Size: 803 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 94381133



