

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

26 Coniston Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$800,000

&

\$840,000

Median sale price

Median price

\$760,000

Property 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	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 comparable properties 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



 3  2  1

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)

Agent Comments

 3  2  2

Price: \$876,000
Method: Private Sale
Date: 11/03/2020
Property Type: House (Res)
Land Size: 736 sqm approx



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

 4  2  2

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)

Agent Comments

 3  1  2

Price: \$811,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 803 sqm approx