

## 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

100 Everleigh Drive, Diamond Creek Vic 3089

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 &amp; \$450,000

**Median sale price\***Median price  House  Unit  Suburb Period - From  to  Source **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	lot 3 Herberts La DIAMOND CREEK 3089	\$445,000	03/10/2017
2	2 Fyffe St DIAMOND CREEK 3089	\$432,000	28/10/2017
3	Lot 29/60-122 Collard Dr DIAMOND CREEK 3089	\$425,000	31/10/2017

**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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.