

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

7-9 Jacaranda Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$757,757

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2019

to

31/12/2019

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	2/179 Aqueduct Rd DIAMOND CREEK 3089	\$1,340,000	19/02/2020
2	8 Elmwood Rise ELTHAM NORTH 3095	\$1,280,000	15/11/2019
3	44 Symon Cr GREENSBOROUGH 3088	\$1,236,000	15/10/2019

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:

27/02/2020 12:11

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Property Type: House
Land Size: 1508 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
Year ending December 2019: \$757,757

Comparable Properties



2/179 Aqueduct Rd DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 4  3  -

Price: \$1,340,000
Method: Private Sale
Date: 19/02/2020
Property Type: House
Land Size: 721 sqm approx



8 Elmwood Rise ELTHAM NORTH 3095 (REI/VG)

[Agent Comments](#)

 4  3  4

Price: \$1,280,000
Method: Private Sale
Date: 15/11/2019
Property Type: House (Res)
Land Size: 1444 sqm approx



44 Symon Cr GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

 5  2  2

Price: \$1,236,000
Method: Sold Before Auction
Date: 15/10/2019
Property Type: House (Res)
Land Size: 854 sqm approx