

# 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

131 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 \$850,000 & \$900,000

### Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2018 to 30/06/2019 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	28 Arrunga Cl DIAMOND CREEK 3089	\$943,000	16/04/2019
2	68 Everleigh Dr DIAMOND CREEK 3089	\$925,000	18/03/2019
3	26 Magenta Rise DIAMOND CREEK 3089	\$835,000	25/06/2019

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:

17/09/2019 16:10



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**Rooms:** 7

**Property Type:** House (New - Detached)

**Land Size:** 776 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$900,000

**Median House Price**

Year ending June 2019: \$760,000

## Comparable Properties



**28 Arrunga CI DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

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**Price:** \$943,000

**Method:** Private Sale

**Date:** 16/04/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 567 sqm approx



**68 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**

 5    2    2

**Price:** \$925,000

**Method:** Private Sale

**Date:** 18/03/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 875 sqm approx



**26 Magenta Rise DIAMOND CREEK 3089 (VG)** **Agent Comments**

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**Price:** \$835,000

**Method:** Sale

**Date:** 25/06/2019

**Property Type:** House (Res)

**Land Size:** 670 sqm approx