## 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	131 Everleigh Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

## Indicative selling price

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

#### Median sale price

Median price	\$760,000	Pro	perty 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

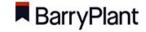
Add	dress of comparable property	Price	Date of sale
1	28 Arrunga CI DIAMOND CREEK 3089	\$943,000	16/04/2019
2	68 Everleigh Dr DIAMOND CREEK 3089	\$925,000	18/03/2019
3	26 Magenta Rise DIAMOND CREEK 3089	\$835,000	25/06/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)

Price: \$943,000 Method: Private Sale Date: 16/04/2019

Rooms: 6

Property Type: House Land Size: 567 sqm approx **Agent Comments** 



68 Everleigh Dr DIAMOND CREEK 3089

(REI/VG)

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Price: \$925,000 Method: Private Sale Date: 18/03/2019 Rooms: 7

Property Type: House Land Size: 875 sqm approx **Agent Comments** 



26 Magenta Rise DIAMOND CREEK 3089 (VG) Agent Comments

Date: 25/06/2019

Price: \$835.000 Method: Sale

Property Type: House (Res) Land Size: 670 sqm approx

**Account** - Barry Plant | P: 03 94381133



