

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

20 Hillingdon Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$945,000 Property Type House Suburb Diamond Creek

Period - From 01/01/2021 to 31/03/2021 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	15 Wentworth CI DIAMOND CREEK 3089	\$990,000	28/05/2021
2	4 Wega Ct DIAMOND CREEK 3089	\$950,000	30/03/2021
3	7 Price Ct DIAMOND CREEK 3089	\$921,321	13/02/2021

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:

07/06/2021 17:52



 3  2  2

Rooms: 6
Property Type: House
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median House Price
March quarter 2021: \$945,000

Comparable Properties



15 Wentworth Ct DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  2

Price: \$990,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: House (Res)
Land Size: 785 sqm approx



4 Wega Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  3

Price: \$950,000
Method: Private Sale
Date: 30/03/2021
Property Type: House
Land Size: 860 sqm approx



7 Price Ct DIAMOND CREEK 3089 (VG)

Agent Comments

 3  -  -

Price: \$921,321
Method: Sale
Date: 13/02/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 898 sqm approx