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	20 Hillingdon Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

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	Pro	perty 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

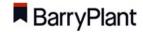
Add	dress of comparable property	Price	Date of sale
1	15 Wentworth CI DIAMOND CREEK 3089	\$990,000	28/05/2021
2	4 Wega Ct DIAMOND CREEK 3089	\$950,000	30/03/2021
3	7 Price Ct DIAMOND CREEK 3089	\$921,321	13/02/2021

OR

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







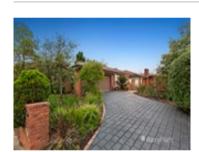


Rooms: 6

Property Type: House **Agent Comments**

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

Comparable Properties



15 Wentworth CI DIAMOND CREEK 3089 (REI) Agent Comments

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)

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



7 Price Ct DIAMOND CREEK 3089 (VG)

Price: \$921,321 Method: Sale Date: 13/02/2021

Property Type: House (Previously Occupied -

Detached)

Land Size: 898 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94381133



