

#### 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	11 Lotus Court, 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	\$750,000	&	\$790,000

#### Median sale price

Median price	\$788,000	Hou	ise X	Unit		Subu	b Diamond Creek
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	77 Everleigh Dr DIAMOND CREEK 3089	\$790,000	12/01/2019
2	5 Maldon PI WATTLE GLEN 3096	\$777,000	25/10/2018
3	6 Risdale CI DIAMOND CREEK 3089	\$743,000	08/12/2018

#### 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.





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







Rooms:

Property Type: House Land Size: 785 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$750,000 - \$790,000 **Median House Price** Year ending December 2018: \$788,000

## Comparable Properties



77 Everleigh Dr DIAMOND CREEK 3089

(REI/VG)

Price: \$790,000 Method: Private Sale Date: 12/01/2019 Rooms: 6

Property Type: House Land Size: 1200 sqm approx **Agent Comments** 



5 Maldon PI WATTLE GLEN 3096 (REI/VG)



Price: \$777.000 Method: Private Sale Date: 25/10/2018

Rooms: -

Property Type: House Land Size: 787 sqm approx **Agent Comments** 



6 Risdale CI DIAMOND CREEK 3089 (REI/VG)





Price: \$743,000 Method: Auction Sale Date: 08/12/2018

Rooms: 5

Property Type: House (Res) Land Size: 802 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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