

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

11 Lotus Court, Diamond Creek Vic 3089

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

House

X

Unit

Suburb

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.

	Address 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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$790,000
Method: Private Sale
Date: 12/01/2019
Rooms: 6
Property Type: House
Land Size: 1200 sqm approx



5 Maldon PI WATTLE GLEN 3096 (REI/VG)

Agent Comments

 4  2  2

Price: \$777,000
Method: Private Sale
Date: 25/10/2018
Rooms: -
Property Type: House
Land Size: 787 sqm approx



6 Risdale CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$743,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 5
Property Type: House (Res)
Land Size: 802 sqm approx