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Indicative Selling Price

\$750,000 - \$810,000

Median House Price

March quarter 2017: \$745,000



4 2 2

Rooms:

Property Type: House

Land Size: 867.995 sqm approx

Agent Comments

Comparable Properties



36 Diamond Views Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$786,000

Method: Private Sale

Date: 16/02/2017

Rooms: -

Property Type: House

Land Size: 567 sqm approx



12 Mitchell Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$750,000

Method: Private Sale

Date: 21/01/2017

Rooms: -

Property Type: House

Land Size: 808 sqm approx



15 The Parkway DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$745,000

Method: Private Sale

Date: 28/03/2017

Rooms: -

Property Type: House

Land Size: 770 sqm approx



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

33 Lanvos Drive, Diamond Creek Vic 3089

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$745,000

House

X

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
36 Diamond Views Dr DIAMOND CREEK 3089	\$786,000	16/02/2017
12 Mitchell Ct DIAMOND CREEK 3089	\$750,000	21/01/2017
15 The Parkway DIAMOND CREEK 3089	\$745,000	28/03/2017