

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

6 Chisholm Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$838,750

Property Type House

Suburb Diamond Creek

Period - From 01/07/2020

to

30/09/2020

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	7 Wentworth CI DIAMOND CREEK 3089	\$905,000	09/12/2020
2	3 Scenic Rise ELTHAM NORTH 3095	\$900,000	14/10/2020
3	27 Hillingdon Dr DIAMOND CREEK 3089	\$882,500	18/07/2020

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:

17/12/2020 17:06



 4  2  2

Property Type: House
Land Size: 812.844 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median House Price
September quarter 2020: \$838,750

Comparable Properties



7 Wentworth CI DIAMOND CREEK 3089 (REI) **Agent Comments**

 4  2  2

Price: \$905,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 826 sqm approx



3 Scenic Rise ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$900,000
Method: Sold Before Auction
Date: 14/10/2020
Property Type: House (Res)
Land Size: 706 sqm approx



27 Hillingdon Dr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 4  2  2

Price: \$882,500
Method: Private Sale
Date: 18/07/2020
Rooms: 6
Property Type: House
Land Size: 1093 sqm approx