

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 3 Juane Park Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$930,000 & \$980,000

Median sale price

Median price \$850,000 House X Unit Suburb Diamond Creek

Period - From 01/10/2017 to 31/12/2017 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	1 Natasha CI ST HELENA 3088	\$980,000	11/12/2017
2	4 Luscombe Dr DIAMOND CREEK 3089	\$951,000	09/09/2017
3	17 Wentworth CI DIAMOND CREEK 3089	\$950,000	30/08/2017

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.



 5  2  2

Rooms: 8
Property Type: House
Land Size: 928 sqm approx
 Agent Comments

Indicative Selling Price
 \$930,000 - \$980,000
Median House Price
 December quarter 2017: \$850,000

Comparable Properties



1 Natasha CI ST HELENA 3088 (REI)

Agent Comments

 5  2  2

Price: \$980,000
Method: Sold Before Auction
Date: 11/12/2017
Rooms: 9
Property Type: House (Res)
Land Size: 783 sqm approx



4 Luscombe Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  3  2

Price: \$951,000
Method: Private Sale
Date: 09/09/2017
Rooms: 7
Property Type: House
Land Size: 748 sqm approx



17 Wentworth CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000
Method: Sold Before Auction
Date: 30/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 879 sqm approx