

## 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

45 Hillingdon Drive, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$880,000

&

\$920,000

#### 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.

45 Hillingdon Drive, Diamond Creek Vic 3089

Flannagan Peressini & Shaw Estate Agents  
03 9432 6889  
info@fpsrealestate.com.au



**Rooms:**  
**Property Type:** Land  
**Land Size:** 760 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$920,000  
**Median House Price**  
Year ending December 2018: \$788,000

## Comparable Properties



**5 Dianella Ct DIAMOND CREEK 3089 (REI)**

**Agent Comments**

4 2 2

**Price:** \$906,000  
**Method:** Private Sale  
**Date:** 15/01/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 653 sqm approx

**39 Arrunga Ct DIAMOND CREEK 3089 (REI)**

**Agent Comments**

- - -

**Price:** \$925,000  
**Method:** Private Sale  
**Date:** 15/12/2018  
**Rooms:** -  
**Property Type:** House (Res)

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.