

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

| Address              | 8 Everleigh Drive, Diamond Creek Vic 3089 |
|----------------------|---|
| Including suburb and |   |
| postcode             |   |
|                      |   |
|                      |   |

#### Indicative selling price

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

| Range between | \$740,000 | & | \$780,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$726,444  | Hou | ise X      | Unit |        | Suburb | Diamond Creek |
|---------------|------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/04/2017 | to  | 30/06/2017 |      | Source | REIV   |               |

#### Comparable property sales (\*Delete A or B below as applicable)

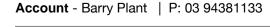
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property Price Date of sale

| 1 | 41 Dering St DIAMOND CREEK 3089 | \$780,000 | 06/09/2017 |
|---|---------------------------------|-----------|------------|
| 2 | 24 Bishop Av DIAMOND CREEK 3089 | \$765,000 | 08/06/2017 |
| 3 | 19 Norma St DIAMOND CREEK 3089  | \$755,700 | 13/07/2017 |

OR

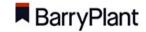
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: 5

Property Type: House Land Size: 803 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$740,000 - \$780,000 **Median House Price** June quarter 2017: \$726,444

### Comparable Properties



41 Dering St DIAMOND CREEK 3089 (REI)

**---** 5



Price: \$780,000 Method: Private Sale Date: 06/09/2017

Rooms: 7

Property Type: House (Res)

**Agent Comments** 

Agent Comments



24 Bishop Av DIAMOND CREEK 3089 (REI/VG) Agent Comments





Price: \$765,000 Method: Private Sale Date: 08/06/2017 Rooms: 5

Property Type: House Land Size: 793 sqm approx

19 Norma St DIAMOND CREEK 3089 (REI/VG)



Price: \$755,700 Method: Private Sale Date: 13/07/2017

Rooms: 6

Property Type: House Land Size: 458 sqm approx

**Account** - Barry Plant | P: 03 94381133





The information contained herein is to be used as a guide only. Although every care has been taken

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