

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

12 Kingsbury Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$770,000

&

\$810,000

Median sale price

Median price

\$832,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/04/2018

to

30/06/2018

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	11 Moray St DIAMOND CREEK 3089	\$820,000	10/02/2018
2	13 Everleigh Dr DIAMOND CREEK 3089	\$800,000	04/04/2018
3	100 Lambert St DIAMOND CREEK 3089	\$782,500	06/07/2018

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.



 4  2  2

Rooms: 6
Property Type: Land
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$810,000
Median House Price
June quarter 2018: \$832,000

Comparable Properties

11 Moray St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 4  2  2

Price: \$820,000
Method: Sold Before Auction
Date: 10/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 1001 sqm approx



13 Everleigh Dr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  2  2

Price: \$800,000
Method: Private Sale
Date: 04/04/2018
Rooms: 4
Property Type: House
Land Size: 848 sqm approx



100 Lambert St DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  -

Price: \$782,500
Method: Private Sale
Date: 06/07/2018
Rooms: 4
Property Type: House