

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

92 Everleigh Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$439,950

Median sale price

Median price \$745,000

House

X

Unit

Suburb

Diamond Creek

Period - From 01/10/2016

to

30/09/2017

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	79 Grassy Flat Rd DIAMOND CREEK 3089	\$460,000	15/06/2017
2	105 Everleigh Dr DIAMOND CREEK 3089	\$435,100	16/09/2017
3	Lot 14/61-119 Grassy Flat Rd DIAMOND CREEK 3089	\$435,000	20/06/2017

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.



Rooms:
Property Type: Land (Res)
Land Size: 904 sqm approx
Agent Comments

Indicative Selling Price
 \$439,950

Median House Price
 Year ending September 2017: \$745,000

Comparable Properties



79 Grassy Flat Rd DIAMOND CREEK 3089 (VG) Agent Comments



Price: \$460,000
Method: Sale
Date: 15/06/2017
Rooms: -
Property Type: Land
Land Size: 1003 sqm approx



105 Everleigh Dr DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$435,100
Method: Private Sale
Date: 16/09/2017
Rooms: -
Property Type: Land (Res)
Land Size: 1110 sqm approx



Lot 14/61-119 Grassy Flat Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 20/06/2017
Rooms: -
Property Type: Land
Land Size: 1003 sqm approx