

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	29 Grassy Flat Road, Diamond Creek Vic 3089
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Indicative selling price

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

Single price	\$825,000
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Median sale price

Median price	\$789,000	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2018	to	31/03/2019	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	4 Penton Ct DIAMOND CREEK 3089	\$820,500	15/03/2019
2	7 Glen View CI DIAMOND CREEK 3089	\$805,000	26/02/2019
3	77 Everleigh Dr DIAMOND CREEK 3089	\$790,000	12/01/2019

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 820 sqm approx

Agent Comments

Stunning home with 3 living areas and a unique outlook onto acreage at the rear. Parkland across the road.

Indicative Selling Price

\$825,000

Median House Price

Year ending March 2019: \$789,000

Comparable Properties



4 Penton Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$820,500
Method: Private Sale
Date: 15/03/2019
Rooms: 6
Property Type: House
Land Size: 826 sqm approx



7 Glen View Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$805,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: House
Land Size: 551 sqm approx



77 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$790,000
Method: Private Sale
Date: 12/01/2019
Rooms: 6
Property Type: House
Land Size: 1200 sqm approx