

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	29 Grassy Flat Road, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$789,000	Hou	use X	Unit		Sub	burb	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.

Ad	dress 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

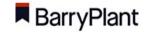
OR

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.





Account - Barry Plant | P: 03 94381133







Indicative Selling Price \$825,000 **Median House Price**

Year ending March 2019: \$789,000

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.

Comparable Properties



4 Penton Ct DIAMOND CREEK 3089 (REI)





Price: \$820,500 Method: Private Sale Date: 15/03/2019 Rooms: 6

Property Type: House Land Size: 826 sqm approx

Agent Comments

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7 Glen View CI DIAMOND CREEK 3089

(REI/VG)







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)

Price: \$790,000 Method: Private Sale Date: 12/01/2019 Rooms: 6

Property Type: House Land Size: 1200 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.