

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

8 Wayland Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$770,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2019 to 30/06/2020 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	27 Moray St DIAMOND CREEK 3089	\$891,000	08/07/2020
2	23 Royston St DIAMOND CREEK 3089	\$875,000	09/06/2020
3	7 Everard St DIAMOND CREEK 3089	\$830,000	27/05/2020

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.~~

This Statement of Information was prepared on:

07/10/2020 11:17



 4  2  2

Rooms: 9

Property Type: House (Res)

Land Size: 808.707 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$870,000

Median House Price

Year ending June 2020: \$770,000

Comparable Properties



27 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$891,000

Method: Private Sale

Date: 08/07/2020

Rooms: 6

Property Type: House

Land Size: 646 sqm approx



23 Royston St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$875,000

Method: Private Sale

Date: 09/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 941 sqm approx



7 Everard St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 27/05/2020

Rooms: 6

Property Type: House

Land Size: 835 sqm approx