

## 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

10 Mitchell Court, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$860,000

&

\$900,000

#### Median sale price

Median price

\$788,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/01/2018

to

31/12/2018

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	5 Dianella Ct DIAMOND CREEK 3089	\$906,000	15/01/2019
2	1 The Eyrie ELTHAM 3095	\$882,000	09/02/2019
3	8 Sandhurst Ct ELTHAM 3095	\$855,000	05/12/2018

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.



 3    2    2

**Rooms:** 7  
**Property Type:** Land  
**Land Size:** 885 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$860,000 - \$900,000  
**Median House Price**  
Year ending December 2018: \$788,000

## Comparable Properties



**5 Dianella Ct DIAMOND CREEK 3089 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$906,000  
**Method:** Private Sale  
**Date:** 15/01/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 653 sqm approx



**1 The Eyrie ELTHAM 3095 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$882,000  
**Method:** Private Sale  
**Date:** 09/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 862 sqm approx



**8 Sandhurst Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 05/12/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 947 sqm approx