

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address	17 Wentworth Close, Diamond Creek Vic 3089
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$890,000	&	\$970,000
			1

#### Median sale price

Median price	\$726,444	Hou	ise X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

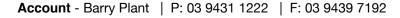
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale 1 24 Moray St DIAMOND CREEK 3089 \$925,000 02/03/2017 2 3 Lydford Ct DIAMOND CREEK 3089 \$920,000 15/05/2017

#### OR

3

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.



18 Siyan Rise DIAMOND CREEK 3089





\$920,000

13/02/2017

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Rooms:

Property Type: House (Res) Land Size: 888 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$890,000 - \$970,000 **Median House Price** June quarter 2017: \$726,444

### Comparable Properties



24 Moray St DIAMOND CREEK 3089 (VG)

**--** 3





Price: \$925,000 Method: Sale Date: 02/03/2017

Rooms: -

Property Type: House (Res) Land Size: 801 sqm approx

**Agent Comments** 



3 Lydford Ct DIAMOND CREEK 3089 (REI)





Price: \$920,000

Method: Sold Before Auction

Date: 15/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 708 sqm approx

Agent Comments



18 Siyan Rise DIAMOND CREEK 3089 (REI)





Price: \$920,000 Method: Private Sale Date: 13/02/2017

Rooms: -

Property Type: House

Land Size: 857.60 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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