

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	17 Wentworth Close, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$890,000	&	\$970,000
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Median sale price

Median price	\$726,444	House	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
3	18 Siyan Rise DIAMOND CREEK 3089	\$920,000	13/02/2017

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.~~



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)

Agent Comments



Price: \$925,000
Method: Sale
Date: 02/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 801 sqm approx



3 Lydford Ct DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$920,000
Method: Sold Before Auction
Date: 15/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 708 sqm approx



18 Siyan Rise DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 13/02/2017
Rooms: -
Property Type: House
Land Size: 857.60 sqm approx