

26 Perversi Avenue, Diamond Creek Vic 3089



4 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price

\$745,000

Median House Price

September quarter 2018: \$742,500

Comparable Properties



3 The Parkway DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 -

Price: \$742,500

Method: Private Sale

Date: 01/08/2018

Rooms: 6

Property Type: House

Land Size: 750 sqm approx



29 Landex Ct DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

4 1 -

Price: \$717,500

Method: Private Sale

Date: 24/07/2018

Rooms: -

Property Type: House

54 Patyah St DIAMOND CREEK 3089 (VG)

Agent Comments

4 - -

Price: \$700,000

Method: Sale

Date: 25/06/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 635 sqm approx

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

26 Perversi Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$745,000

Median sale price

Median price

\$742,500

House

X

Unit

Suburb

Diamond Creek

Period - From

01/07/2018

to

30/09/2018

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	3 The Parkway DIAMOND CREEK 3089	\$742,500	01/08/2018
2	29 Landex Ct DIAMOND CREEK 3089	\$717,500	24/07/2018
3	54 Patyah St DIAMOND CREEK 3089	\$700,000	25/06/2018

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.~~