

# 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

51 Kingfisher Drive, 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 \$940,000 & \$1,020,000

### 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	59 Allumba Dr ST HELENA 3088	\$997,750	18/02/2020
2	9 Jeanette Cl ST HELENA 3088	\$990,000	15/02/2020
3	13 Marissa Cr GREENSBOROUGH 3088	\$965,000	17/03/2020

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:

21/07/2020 17:04



 4  2  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 705 sqm approx

Agent Comments

**Indicative Selling Price**

\$940,000 - \$1,020,000

**Median House Price**

Year ending June 2020: \$770,000

## Comparable Properties



**59 Allumba Dr ST HELENA 3088 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$997,750

**Method:** Private Sale

**Date:** 18/02/2020

**Property Type:** House

**Land Size:** 944 sqm approx



**9 Jeanette Ct ST HELENA 3088 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 15/02/2020

**Property Type:** House (Res)

**Land Size:** 992 sqm approx



**13 Marissa Cr GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$965,000

**Method:** Private Sale

**Date:** 17/03/2020

**Property Type:** House (Res)

**Land Size:** 764 sqm approx