Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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51 Kingfisher Drive, 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 \$940,000 & \$1,020,0

Median sale price

Median price	\$770,000	Pro	perty 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

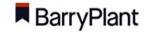
Add	dress of comparable property	Price	Date of sale
1	59 Allumba Dr ST HELENA 3088	\$997,750	18/02/2020
2	9 Jeanette CI ST HELENA 3088	\$990,000	15/02/2020
3	13 Marissa Cr GREENSBOROUGH 3088	\$965,000	17/03/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)





Price: \$997,750 Method: Private Sale Date: 18/02/2020 Property Type: House Land Size: 944 sqm approx **Agent Comments**



9 Jeanette CI ST HELENA 3088 (REI/VG)







Price: \$990,000 Method: Auction Sale Date: 15/02/2020

Property Type: House (Res) Land Size: 992 sqm approx

Agent Comments



13 Marissa Cr GREENSBOROUGH 3088

(REI/VG)

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Price: \$965,000 Method: Private Sale Date: 17/03/2020

Property Type: House (Res) Land Size: 764 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94381133



