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

1 Orcades Place, Diamond Creek Vic 3089

Indicative selling price

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

Range between $770,000 & $810,000

Median sale price

| Median price | $845,000 | Property Type | House | Suburb | Diamond Creek |

| Period - From | 01/01/2020 | to | 31/12/2020 | 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	1 Brae Ct ELTHAM NORTH 3095	$810,000	18/11/2020
2	8 Elgata Ct DIAMOND CREEK 3089	$802,000	03/12/2020
3	7 Parook Ct DIAMOND CREEK 3089	$790,000	25/11/2020

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: 25/01/2021 09:12

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Property Type: House
Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $810,000
Median House Price
Year ending December 2020: $845,000

Comparable Properties

1 Brae Ct ELTHAM NORTH 3095 (REI)

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Price: $810,000
Method: Private Sale
Date: 18/11/2020
Rooms: 6
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments

8 Elgata Ct DIAMOND CREEK 3089 (REI)

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Price: $802,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 623 sqm approx

Agent Comments

7 Parook Ct DIAMOND CREEK 3089 (REI)

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Price: $790,000
Method: Private Sale
Date: 25/11/2020
Rooms: 5
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

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