

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

9-11 Citriodora Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$925,000

&

\$970,000

Median sale price

Median price

\$745,000

House

X

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
42 Kingfisher Dr DIAMOND CREEK 3089	\$974,000	03/05/2017
36 Glen Katherine Dr ST HELENA 3088	\$925,100	02/04/2017
18 Siyan Rise DIAMOND CREEK 3089	\$920,000	13/02/2017



 4  2  2

Rooms:
Property Type:
Land Size: 6377 m2 sqm approx
 Agent Comments

Indicative Selling Price
 \$925,000 - \$970,000
Median House Price
 March quarter 2017: \$745,000

Comparable Properties



42 Kingfisher Dr DIAMOND CREEK 3089 (REI) Agent Comments

 4  3  2

Price: \$974,000
Method: Private Sale
Date: 03/05/2017
Rooms: 7
Property Type: House
Land Size: 886 sqm approx



36 Glen Katherine Dr ST HELENA 3088 (REI) Agent Comments

 3  2  1

Price: \$925,100
Method: Private Sale
Date: 02/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx



18 Siyan Rise DIAMOND CREEK 3089 (REI) Agent Comments

 4  2  3

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