

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 Chitral Place, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$757,757

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2019

to

31/12/2019

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	46 Oronsay Cr DIAMOND CREEK 3089	\$750,000	22/02/2020
2	7 Coniston St DIAMOND CREEK 3089	\$737,000	19/11/2019
3	35 James Cook Dr DIAMOND CREEK 3089	\$717,500	12/10/2019

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:

10/03/2020 08:57



3 2 2

Property Type: Land
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
Year ending December 2019: \$757,757

Comparable Properties



46 Oronsay Cr DIAMOND CREEK 3089 (REI) **Agent Comments**

3 2 2

Price: \$750,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 735 sqm approx



7 Coniston St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

3 2 2

Price: \$737,000
Method: Private Sale
Date: 19/11/2019
Rooms: 5
Property Type: House
Land Size: 846 sqm approx



35 James Cook Dr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

3 2 3

Price: \$717,500
Method: Auction Sale
Date: 12/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 840 sqm approx