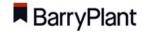
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered	for s	ale										
Address Including suburb and postcode			8 Jessamber Court, Diamond Creek Vic 3089										
Indicat	ive selling	j pric	е										
For the i	meaning of	this p	rice see	con	sumer.vic.gc	ον.au/ι	underquo	ting					
Range	Range between \$900,000				\$950,000								
Median	sale price	е											
Median price \$838,750				Pro	operty Type	Hous	е		Subu	ırb	Diamond Cro	eek	
Period	I - From 01,	/07/20)20	to	30/09/2020)	Sc	ource	REIV	'			
Compa	ırable prop	perty	sales	(*De	lete A or B	belo	w as ap _l	plical	ble)				
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.												
Addres	ss of comp	arable	prope	rty						Pr	ice	Date of sale	
1													
2													
3													
OR													
B*		_	_		•		•				ver than three e last six mo	e comparable nths.	
	This Statement of Information was prepared on:									12/10/2020 10:43			









Rooms: 11

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1002 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$950,000 Median House Price September quarter 2020: \$838,750

Comparable Properties

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.

Account - Barry Plant | P: 03 94381133



