

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	4 Penton Court, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$790,000	&	\$850,000
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Median sale price

Median price	\$788,000	Hou	use X	Unit		Sul	burb	Diamond Creek
Period - From	01/01/2018	to	31/12/2018		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 30 Brownlow Dr DIAMOND CREEK 3089 \$850,000 17/10/2018 2 17 19 Challenger St DIAMOND CREEK 3089 \$850,000 12/10/2018

	17-19 Challenger St DIAMOND CHEEK 3009	φουσ,σοσ	12/10/2010
3	77 Everleigh Dr DIAMOND CREEK 3089	\$790,000	12/01/2019

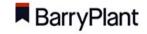
OR

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.



Account - Barry Plant | P: 03 94381133









Rooms: 7

Property Type: Land Land Size: 826 sqm approx

Agent Comments

Indicative Selling Price \$790,000 - \$850,000 **Median House Price**

Year ending December 2018: \$788,000

Comparable Properties



30 Brownlow Dr DIAMOND CREEK 3089 (REI/VG)

Price: \$850,000 Method: Private Sale Date: 17/10/2018 Rooms: 8

Property Type: House Land Size: 764 sqm approx **Agent Comments**



17-19 Challenger St DIAMOND CREEK 3089

(REI)

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Price: \$850,000 Method: Private Sale Date: 12/10/2018

Rooms: -

Property Type: House (Res) Land Size: 1096 sqm approx **Agent Comments**

Agent Comments



77 Everleigh Dr DIAMOND CREEK 3089 (REI)



Price: \$790,000 Method: Private Sale Date: 12/01/2019 Rooms: 6

Property Type: House Land Size: 1200 sqm approx

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