

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	4 Penton Court, Diamond Creek Vic 3089
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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	House	X	Unit		Suburb	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
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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$850,000
Method: Private Sale
Date: 17/10/2018
Rooms: 8
Property Type: House
Land Size: 764 sqm approx



17-19 Challenger St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  3  4

Price: \$850,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 1096 sqm approx



77 Everleigh Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$790,000
Method: Private Sale
Date: 12/01/2019
Rooms: 6
Property Type: House
Land Size: 1200 sqm approx