

## 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	15 Mitchell 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	\$880,000	&	\$930,000

#### Median sale price

Median price \$726,444	Ηοι	ıse X	Unit		Su	ıburb Diam	ond Creek
Period - From 01/04/2017	to	30/06/2017		Source	REIV		

## Comparable property sales (\*Delete A or B below as applicable)

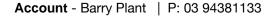
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property

1	17 Wentworth Cl DIAMOND CREEK 3089	\$950,000	30/08/2017
2	3 Lydford Ct DIAMOND CREEK 3089	\$920,000	15/05/2017
3	6 Ormonde Ct DIAMOND CREEK 3089	\$891,500	09/09/2017

#### 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.



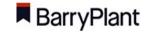




Price

Date of sale

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Rooms: 7

Property Type: House Land Size: 857 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$880,000 - \$930,000 **Median House Price** June quarter 2017: \$726,444

# Comparable Properties



17 Wentworth CI DIAMOND CREEK 3089 (REI) Agent Comments





Price: \$950,000

Method: Sold Before Auction

Date: 30/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 879 sqm approx



3 Lydford Ct DIAMOND CREEK 3089 (REI)







Price: \$920,000

Method: Sold Before Auction

Date: 15/05/2017 Rooms: 5

Property Type: House (Res) Land Size: 708 sqm approx



6 Ormonde Ct DIAMOND CREEK 3089 (REI)





Price: \$891,500

Method: Sold Before Auction

Date: 09/09/2017 Rooms: 9

Property Type: House Land Size: 744 sqm approx **Agent Comments** 

Agent Comments

**Account** - Barry Plant | P: 03 94381133





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