

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

10 Emu Court, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$875,000

House

X

Unit

Suburb Diamond Creek

Period - From 01/01/2019

to

31/03/2019

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		
2		
3		

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.



Rooms:
Property Type: House (Res)
Land Size: 1348 sqm approx
Agent Comments

Indicative Selling Price
\$490,000
Median House Price
March quarter 2019: \$875,000

Comparable Properties



lot 2 57 Grassy Flat Rd DIAMOND CREEK 3089 **Agent Comments**
(REI)



Price: \$485,000
Method: Private Sale
Date: 11/02/2019
Rooms: -
Property Type: Land
Land Size: 1004 sqm approx

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.