

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

7 Pinjarra Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$720,000 & \$780,000

Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/10/2018 to 30/09/2019 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	5 Somali CI DIAMOND CREEK 3089	\$790,000	13/07/2019
2	8 Mooltan PI ELTHAM NORTH 3095	\$780,000	22/10/2019
3	1 Arcadia Way ELTHAM NORTH 3095	\$760,775	21/09/2019

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.~~

This Statement of Information was prepared on:

21/11/2019 09:35



 4  2  2

Rooms: 7
Property Type: House
Land Size: 1392 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
Median House Price
Year ending September 2019: \$760,000

Comparable Properties



5 Somali CI DIAMOND CREEK 3089 (VG)

Agent Comments

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Price: \$790,000
Method: Sale
Date: 13/07/2019
Property Type: House (Res)
Land Size: 740 sqm approx



8 Mooltan PI ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  2

Price: \$780,000
Method: Private Sale
Date: 22/10/2019
Property Type: House
Land Size: 1418 sqm approx



1 Arcadia Way ELTHAM NORTH 3095 (REI)

Agent Comments

 3  1  2

Price: \$760,775
Method: Expression of Interest
Date: 21/09/2019
Rooms: 5
Property Type: House