



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	16 Currawong 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	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$726,444	House	X	Unit		Suburb	Diamond 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		Price	Date of sale
1	2 Russell Drysdale PI DIAMOND CREEK 3089	\$1,227,500	02/06/2017
2	20 Currawong Ct DIAMOND CREEK 3089	\$1,155,000	16/09/2017
3	15 Julie Ct GREENSBOROUGH 3088	\$1,100,000	27/09/2017

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.~~



5 3 3

Rooms:

Property Type: House (Res)

Land Size: 764 sqm approx

Agent Comments

Plus Study

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2017: \$726,444

Comparable Properties



2 Russell Drysdale PI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

6 4 2

Price: \$1,227,500

Method: Private Sale

Date: 02/06/2017

Rooms: 14

Property Type: House

Land Size: 804 sqm approx



20 Currawong Ct DIAMOND CREEK 3089 (REI)

Agent Comments

5 3 2

Price: \$1,155,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 8

Property Type: House (Res)

Land Size: 791 sqm approx



15 Julie Ct GREENSBOROUGH 3088 (REI)

Agent Comments

5 3 2

Price: \$1,100,000

Method: Expression of Interest

Date: 27/09/2017

Rooms: 10

Property Type: House