

# 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

21 Perversi Avenue, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$757,757

Property Type

House

Suburb

Diamond Creek

Period - From

01/01/2019

to

31/12/2019

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	53 Hillingdon Dr DIAMOND CREEK 3089	\$750,000	14/12/2019
2	45 Everleigh Dr DIAMOND CREEK 3089	\$741,500	23/11/2019
3	41 James Cook Dr DIAMOND CREEK 3089	\$735,000	22/02/2020

**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:

25/03/2020 14:35



 3  2  2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$700,000 - \$750,000  
**Median House Price**  
 Year ending December 2019: \$757,757

## Comparable Properties



**53 Hillingdon Dr DIAMOND CREEK 3089**  
 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx



**45 Everleigh Dr DIAMOND CREEK 3089**  
 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$741,500  
**Method:** Private Sale  
**Date:** 23/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 811 sqm approx



**41 James Cook Dr DIAMOND CREEK 3089**  
 (REI)

Agent Comments

 3  2  -

**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)  
**Land Size:** 784 sqm approx