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	21 Perversi Avenue, 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 \$700,000	&	\$750,000
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Median sale price

Median price	\$757,757	Pro	perty 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

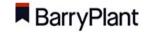
Add	dress of comparable property	Price	Date of sale
1	53 Hillingdon Dr DIAMOND CREEK 3089	\$750,000	14/12/2019
2	45 Everleigh Dr DIAMOND CREEK 3089	\$741,500	23/11/2019
3	41 James Cook Dr DIAMOND CREEK 3089	\$735,000	22/02/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)

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2

2

Price: \$750,000 Method: Auction Sale Date: 14/12/2019

Property Type: House (Res) **Land Size:** 829 sqm approx

Agent Comments



45 Everleigh Dr DIAMOND CREEK 3089

(REI/VG)

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Price: \$741,500 Method: Private Sale Date: 23/11/2019 Rooms: 6

Property Type: House Land Size: 811 sqm approx Agent Comments



41 James Cook Dr DIAMOND CREEK 3089

(REI)

6

Price: \$735,000 **Method:** Private Sale **Date:** 22/02/2020

Property Type: House (Res) **Land Size:** 784 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94381133



