

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

2 Lotus Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$700,000

&

\$740,000

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	11 Lotus Ct DIAMOND CREEK 3089	\$755,000	01/05/2019
2	24 Kalmaine Ct DIAMOND CREEK 3089	\$722,500	30/04/2019
3	13 Lydford Ct DIAMOND CREEK 3089	\$720,000	16/03/2019

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.



 5  3  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$700,000 - \$740,000
Median House Price
March quarter 2019: \$875,000

Comparable Properties



11 Lotus Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$755,000
Method: Private Sale
Date: 01/05/2019
Rooms: 6
Property Type: House
Land Size: 785 sqm approx



24 Kalmaine Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  1

Price: \$722,500
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 985 sqm approx



13 Lydford Ct DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 4  2  2

Price: \$720,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 6
Property Type: House (Res)
Land Size: 957 sqm approx