

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	2 Lotus Court, 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	&	\$740,000
		1	

Median sale price

Median price	\$875,000	Hou	use X	Unit		Sub	burb	Diamond Creek
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

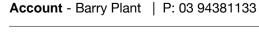
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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

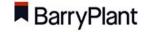
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



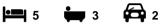




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Rooms:

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)





Price: \$755,000 Method: Private Sale Date: 01/05/2019 Rooms: 6

Property Type: House Land Size: 785 sqm approx **Agent Comments**



24 Kalmaine Ct DIAMOND CREEK 3089

(REI/VG)







Price: \$722.500 Method: Private Sale Date: 30/04/2019

Rooms: -

Property Type: House (Res) Land Size: 985 sqm approx

Agent Comments



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





Price: \$720,000 Method: Auction Sale Date: 16/03/2019

Rooms: 6

Property Type: House (Res) Land Size: 957 sqm approx

Account - Barry Plant | P: 03 94381133





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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