

## 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

11 Kingfisher Drive, 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

\$930,000

&

\$980,000

#### Median sale price

Median price

\$726,444

House

X

Suburb

Diamond Creek

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
42 Kingfisher Dr DIAMOND CREEK 3089	\$974,000	03/05/2017
36 Glen Katherine Dr ST HELENA 3088	\$925,100	02/04/2017
18 Siyan Rise DIAMOND CREEK 3089	\$920,000	13/02/2017



**Rooms:** 8  
**Property Type:**  
**Land Size:** 850 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$930,000 - \$980,000  
**Median House Price**  
 June quarter 2017: \$726,444

## Comparable Properties



**42 Kingfisher Dr DIAMOND CREEK 3089 (REI)** **Agent Comments**



**Price:** \$974,000  
**Method:** Private Sale  
**Date:** 03/05/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 886 sqm approx



**36 Glen Katherine Dr ST HELENA 3088 (REI)** **Agent Comments**



**Price:** \$925,100  
**Method:** Private Sale  
**Date:** 02/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**18 Siyan Rise DIAMOND CREEK 3089 (REI)** **Agent Comments**



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 13/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 857.60 sqm approx