

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	11 Kingfisher Drive, 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 \$930,000	&	\$980,000
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Median sale price

Median price \$726,444	House	Х	Su	Suburb Diamond Creek
Period - From 01/04/2017	to 30/0	6/2017	Source	REIV

Comparable property sales

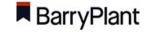
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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





Account - Barry Plant | P: 03 94381133







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

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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)

├── 3 **├**── 2 **├**──

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)

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Price: \$920,000 **Method:** Private Sale **Date:** 13/02/2017

Rooms: -

Property Type: House

Land Size: 857.60 sqm approx

Agent Comments

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