

# 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

104 Everleigh 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$990,000

Property Type House

Suburb Diamond Creek

Period - From 01/10/2020

to 30/09/2021

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	112 Collard Dr DIAMOND CREEK 3089	\$1,270,000	19/09/2021
2	12 Knightsbridge Pl DIAMOND CREEK 3089	\$1,270,000	03/08/2021
3	118 Everleigh Dr DIAMOND CREEK 3089	\$1,200,000	28/05/2021

**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.~~

This Statement of Information was prepared on:

19/11/2021 09:04



4 3 2

**Property Type:** House  
**Land Size:** 818 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending September 2021: \$990,000

## Comparable Properties



**112 Collard Dr DIAMOND CREEK 3089**  
(REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 19/09/2021  
**Property Type:** House  
**Land Size:** 545 sqm approx



**12 Knightsbridge PI DIAMOND CREEK 3089**  
(REI/VG)

**Agent Comments**

4 2 2

**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 03/08/2021  
**Property Type:** House  
**Land Size:** 800 sqm approx



**118 Everleigh Dr DIAMOND CREEK 3089**  
(REI/VG)

**Agent Comments**

4 3 2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 28/05/2021  
**Property Type:** House  
**Land Size:** 580 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192