

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	28 Arrunga Close, 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	\$860,000	&	\$920,000

Median sale price

Median price	\$786,550	Hou	use X	Unit		S	Suburb	Diamond Creek
Period - From	01/10/2018	to	31/12/2018		Source	REIV		

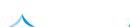
Comparable property sales (*Delete A or B below as applicable)

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	39 Arrunga CI DIAMOND CREEK 3089	\$925,000	15/12/2018
2	5 Dianella Ct DIAMOND CREEK 3089	\$906,000	15/01/2019
3	130 Everleigh Dr DIAMOND CREEK 3089	\$875,000	09/02/2019

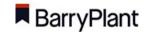
OR

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.





Account - Barry Plant | P: 03 94381133







Rooms: 7

Property Type: House Land Size: 567 sqm approx

Agent Comments

Indicative Selling Price \$860,000 - \$920,000 **Median House Price** December quarter 2018: \$786,550

Comparable Properties

39 Arrunga CI DIAMOND CREEK 3089 (REI)



Price: \$925,000 Method: Private Sale Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Agent Comments



5 Dianella Ct DIAMOND CREEK 3089 (REI/VG) Agent Comments





Price: \$906,000 Method: Private Sale Date: 15/01/2019 Rooms: 6

Property Type: House Land Size: 653 sqm approx



130 Everleigh Dr DIAMOND CREEK 3089

(REI/VG)



Price: \$875,000 Method: Private Sale Date: 09/02/2019 Rooms: 6

Property Type: House Land Size: 760 sqm approx Agent Comments

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