

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	28 Arrunga Close, Diamond Creek Vic 3089
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$860,000	&	\$920,000
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Median sale price

Median price	\$786,550	House	X	Unit		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.

	Address 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.



 4  2  2

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)

Agent Comments

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Price: \$925,000
Method: Private Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)



5 Dianella Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$875,000
Method: Private Sale
Date: 09/02/2019
Rooms: 6
Property Type: House
Land Size: 760 sqm approx