

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

2 Luscombe Drive Diamond Creek VIC 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$962,000

Property type

House

Suburb

Diamond Creek

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 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

24 Penton Court Diamond Creek VIC 3089	\$1,083,000	10-Nov-21
20 Kalmaine Court Diamond Creek VIC 3089	\$1,250,000	29-Sep-21
29 Lanvos Drive Diamond Creek VIC 3089	\$1,305,000	19-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 18 December 2021

SHORELINE

REAL ESTATE

Jim Arvanitakis

P 0359850000

M 0416267803

E jim.arvanitakis@eview.com.au



24 Penton Court Diamond Creek VIC 3089

3 2 2

Sold Price ^{RS} **\$1,083,000** ^{UN} Sold Date **10-Nov-21**

Distance **0.48km**



20 Kalmaine Court Diamond Creek VIC 3089

5 3 3

Sold Price **\$1,250,000** Sold Date **29-Sep-21**

Distance **0.62km**



29 Lanvos Drive Diamond Creek VIC 3089

4 2 2

Sold Price **\$1,305,000** Sold Date **19-Oct-21**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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