

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

6 Kim Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$840,000 & \$890,000

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	9 Lilian Ct DIAMOND CREEK 3089	\$890,000	19/03/2019
2	10 Mitchell Ct DIAMOND CREEK 3089	\$875,000	26/02/2019
3	8 Sandhurst Ct ELTHAM 3095	\$855,000	05/12/2018

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
  3

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$890,000

Median House Price

December quarter 2018: \$786,550

Comparable Properties



9 Lilian Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4
  2
  3

Price: \$890,000

Method: Private Sale

Date: 19/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 890 sqm approx



10 Mitchell Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3
  2
  2

Price: \$875,000

Method: Private Sale

Date: 26/02/2019

Rooms: 5

Property Type: House

Land Size: 885 sqm approx



8 Sandhurst Ct ELTHAM 3095 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$855,000

Method: Private Sale

Date: 05/12/2018

Rooms: 7

Property Type: House (Res)

Land Size: 947 sqm approx