

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

1 Jonquil Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$890,000

&

\$940,000

Median sale price

Median price

\$805,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/12/2017

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	17 Wentworth Cl DIAMOND CREEK 3089	\$950,000	30/08/2017
2	15 Mitchell Ct DIAMOND CREEK 3089	\$895,000	09/01/2018
3	26 Ilana View Dr DIAMOND CREEK 3089	\$895,000	16/09/2017

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  3  2

Rooms:
Property Type: House
Land Size: 901 sqm approx
 Agent Comments

Indicative Selling Price
 \$890,000 - \$940,000
Median House Price
 Year ending December 2017: \$805,000

Comparable Properties



17 Wentworth Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$950,000
Method: Sold Before Auction
Date: 30/08/2017
Rooms: 6
Property Type: House (Res)
Land Size: 879 sqm approx



15 Mitchell Ct DIAMOND CREEK 3089 (VG)

Agent Comments

 4  -  -

Price: \$895,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 857 sqm approx



26 Ilana View Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  3  2

Price: \$895,000
Method: Private Sale
Date: 16/09/2017
Rooms: -
Property Type: House
Land Size: 1288 sqm approx