

## 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 77 Everleigh Drive, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

#### Median sale price

Median price \$820,000 House X Unit Suburb Diamond Creek

Period - From 01/10/2017 to 30/09/2018 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	30 Everleigh Dr DIAMOND CREEK 3089	\$820,000	25/07/2018
2	12 Kingsbury Ct DIAMOND CREEK 3089	\$820,000	06/08/2018
3	1/10 Fuller St DIAMOND CREEK 3089	\$785,000	05/09/2018

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  2

**Rooms:**

**Property Type:** House

**Land Size:** 1191.458 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$780,000 - \$820,000

**Median House Price**

Year ending September 2018: \$820,000

## Comparable Properties



**30 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)**

[Agent Comments](#)

 4  2  -

**Price:** \$820,000

**Method:** Private Sale

**Date:** 25/07/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**12 Kingsbury Ct DIAMOND CREEK 3089 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$820,000

**Method:** Sold Before Auction

**Date:** 06/08/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 746 sqm approx



**1/10 Fuller St DIAMOND CREEK 3089 (REI/VG)** [Agent Comments](#)

 4  2  2

**Price:** \$785,000

**Method:** Private Sale

**Date:** 05/09/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 509 sqm approx