

#### 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	77 Everleigh Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$780,000	&	\$820,000
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#### Median sale price

Median price	\$820,000	Hou	use X	Unit		Subur	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.

Add	dress 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

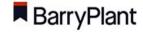
#### OR

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.





**Account** - Barry Plant | P: 03 94381133







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)

Price: \$820,000 Method: Private Sale Date: 25/07/2018

Rooms: 7

Property Type: House (Res) Land Size: 780 sqm approx

**Agent Comments** 



12 Kingsbury Ct DIAMOND CREEK 3089

(REI/VG)

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Price: \$820,000

Method: Sold Before Auction

Date: 06/08/2018 Rooms: 6

Property Type: House (Res) Land Size: 746 sqm approx

**Agent Comments** 



1/10 Fuller St DIAMOND CREEK 3089 (REI/VG) Agent Comments



Price: \$785,000 Method: Private Sale Date: 05/09/2018

Rooms: -

Property Type: Townhouse (Res) Land Size: 509 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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