## 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 Fulton Close, Diamond Creek Vic 3089	g suburb and	ourb and	
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#### Indicative selling price

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

Range between \$1,000,000	&	\$1,050,000
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### Median sale price

Median price	\$1,071,500	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/10/2021	to	31/12/2021		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

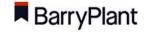
Add	dress of comparable property	Price	Date of sale
1	7 Everard St DIAMOND CREEK 3089	\$1,050,000	12/02/2022
2	48 James Cook Dr DIAMOND CREEK 3089	\$1,035,000	07/03/2022
3	18 Hillingdon Dr DIAMOND CREEK 3089	\$994,500	10/02/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/03/2022 13:30









Property Type: House Land Size: 853 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,050,000 **Median House Price** 

December quarter 2021: \$1,071,500

# Comparable Properties



7 Everard St DIAMOND CREEK 3089 (REI)





Price: \$1,050,000

Method: Sold Before Auction

Date: 12/02/2022

Property Type: House (Res) Land Size: 835 sqm approx

**Agent Comments** 



48 James Cook Dr DIAMOND CREEK 3089

(REI)





Price: \$1,035,000 Method: Private Sale Date: 07/03/2022 Property Type: House Land Size: 981 sqm approx Agent Comments



18 Hillingdon Dr DIAMOND CREEK 3089 (REI) Agent Comments

Price: \$994,500 Method: Private Sale Date: 10/02/2022 Property Type: House

Land Size: 648 sqm approx

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





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