

# 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

7 Coniston Street, 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 \$690,000

&

\$740,000

### Median sale price

Median price \$767,500

Property Type House

Suburb Diamond Creek

Period - From 01/07/2019

to 30/09/2019

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	1 Fulton CI DIAMOND CREEK 3089	\$742,000	01/11/2019
2	15 Kelly St DIAMOND CREEK 3089	\$736,000	07/11/2019
3	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019

**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.~~

This Statement of Information was prepared on:

14/11/2019 11:27



 3    2    2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 846 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$740,000

**Median House Price**

September quarter 2019: \$767,500

## Comparable Properties



**1 Fulton Ct DIAMOND CREEK 3089 (REI)**

Agent Comments

 3    2    2

**Price:** \$742,000

**Method:** Private Sale

**Date:** 01/11/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 785 sqm approx



**15 Kelly St DIAMOND CREEK 3089 (REI)**

Agent Comments

 3    1    2

**Price:** \$736,000

**Method:** Private Sale

**Date:** 07/11/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 835 sqm approx



**12 Amaroo Ct DIAMOND CREEK 3089 (REI/VG)** Agent Comments

 4    2    2

**Price:** \$722,000

**Method:** Private Sale

**Date:** 31/07/2019

**Property Type:** House

**Land Size:** 619 sqm approx