

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

22 Woodley Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$960,000 & \$1,020,000

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	11 Glen View Ct DIAMOND CREEK 3089	\$1,045,000	27/09/2019
2	8 Rangeview Rd DIAMOND CREEK 3089	\$1,005,000	21/09/2019
3	42 Brownlow Dr DIAMOND CREEK 3089	\$1,000,000	30/10/2019

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:

23/12/2019 10:39



 4  3  2

Property Type: House
Land Size: 823 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,020,000
Median House Price
September quarter 2019: \$767,500

Comparable Properties



11 Glen View CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,045,000
Method: Sold Before Auction
Date: 27/09/2019
Property Type: House (Res)
Land Size: 717 sqm approx



8 Rangeview Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,005,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 10
Property Type: House
Land Size: 1170 sqm approx



42 Brownlow Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 5  3  2

Price: \$1,000,000
Method: Sold Before Auction
Date: 30/10/2019
Property Type: House (Res)
Land Size: 992 sqm approx