Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$767,500	Pro	perty 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

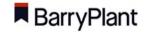
Add	dress of comparable property	Price	Date of sale
1	11 Glen View CI DIAMOND CREEK 3089	\$1,045,000	27/09/2019
2	8 Rangeview Rd DIAMOND CREEK 3089	\$1,005,000	21/09/2019
3	42 Brownlow Dr DIAMOND CREEK 3089	\$1,000,000	30/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





Indicative Selling Price









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

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

Comparable Properties



11 Glen View CI DIAMOND CREEK 3089

(REI/VG)



Price: \$1,045,000

Method: Sold Before Auction

Date: 27/09/2019

Property Type: House (Res) Land Size: 717 sqm approx

Agent Comments



(REI/VG)







Price: \$1,005,000 Method: Auction Sale Date: 21/09/2019 Rooms: 10

Property Type: House Land Size: 1170 sqm approx Agent Comments





Price: \$1,000,000 Method: Sold Before Auction

Date: 30/10/2019

Property Type: House (Res) Land Size: 992 sqm approx

Account - Barry Plant | P: 03 94381133



