

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

1 Fulton Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2021 to 30/06/2021 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	Price	Date of sale
1	20 Hillingdon Dr DIAMOND CREEK 3089	\$950,000	11/07/2021
2	35 James Cook Dr DIAMOND CREEK 3089	\$935,000	15/07/2021
3	1/10 Fuller St DIAMOND CREEK 3089	\$900,000	24/04/2021

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:

13/10/2021 19:25



 3  2  2

Rooms: 6
Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
June quarter 2021: \$1,075,000

Comparable Properties



20 Hillingdon Dr DIAMOND CREEK 3089 (REI) **Agent Comments**

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 11/07/2021
Property Type: House
Land Size: 652 sqm approx



35 James Cook Dr DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  2  2

Price: \$935,000
Method: Sold Before Auction
Date: 15/07/2021
Rooms: 6
Property Type: House
Land Size: 838 sqm approx



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

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 24/04/2021
Property Type: Townhouse (Res)
Land Size: 509 sqm approx

Account - Barry Plant | P: 03 94381133