

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

27 Fuller Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/04/2019 to 31/03/2020 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	21 Ormonde Ct DIAMOND CREEK 3089	\$740,000	11/05/2020
2	8 Fuller St DIAMOND CREEK 3089	\$720,000	29/04/2020
3	6 Nevern Ct DIAMOND CREEK 3089	\$685,000	13/01/2020

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:

24/06/2020 14:43



 4  2  2

Property Type: House (Res)

Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

Year ending March 2020: \$760,000

Comparable Properties



21 Ormonde Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 11/05/2020

Property Type: House (Res)

Land Size: 656 sqm approx



8 Fuller St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  1  2

Price: \$720,000

Method: Private Sale

Date: 29/04/2020

Rooms: 4

Property Type: House (Res)

Land Size: 592 sqm approx



6 Nevern Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  2

Price: \$685,000

Method: Sale by Tender

Date: 13/01/2020

Property Type: House

Land Size: 822 sqm approx