

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

8 Elgata Court, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$730,000

&

\$780,000

Median sale price

Median price

\$838,750

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2020

to

30/09/2020

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	27 Fyffe St DIAMOND CREEK 3089	\$786,000	21/10/2020
2	1 Pinjarra Ct DIAMOND CREEK 3089	\$772,000	28/10/2020
3	6 Pledger Ct DIAMOND CREEK 3089	\$760,000	14/11/2020

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:

25/11/2020 16:22



 3  2  2

Rooms: 5
Property Type: House
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
September quarter 2020: \$838,750

Comparable Properties



27 Fyffe St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$786,000
Method: Auction Sale
Date: 21/10/2020
Property Type: House (Res)



1 Pinjarra Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  2

Price: \$772,000
Method: Private Sale
Date: 28/10/2020
Rooms: 5
Property Type: House (Res)
Land Size: 683 sqm approx



6 Pledger Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  4

Price: \$760,000
Method: Private Sale
Date: 14/11/2020
Rooms: 5
Property Type: House
Land Size: 785 sqm approx