

Statement of Information

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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 26 Perversi Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$740,000 & \$790,000

Median sale price

Median price \$837,850 House X Unit Suburb Diamond Creek

Period - From 01/07/2017 to 30/06/2018 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	13 Everleigh Dr DIAMOND CREEK 3089	\$800,000	04/04/2018
2	29 The Parkway DIAMOND CREEK 3089	\$765,000	18/04/2018
3	59 Haley St DIAMOND CREEK 3089	\$725,000	24/05/2018

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 653 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$790,000
Median House Price
Year ending June 2018: \$837,850

Comparable Properties



13 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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Price: \$800,000
Method: Private Sale
Date: 04/04/2018
Rooms: 4
Property Type: House
Land Size: 848 sqm approx



29 The Parkway DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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Price: \$765,000
Method: Private Sale
Date: 18/04/2018
Rooms: 7
Property Type: House
Land Size: 940 sqm approx



59 Haley St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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Price: \$725,000
Method: Private Sale
Date: 24/05/2018
Rooms: 6
Property Type: House
Land Size: 530 sqm approx