

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	33 Kingfisher Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

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Ir	ndi	cative	selling	i price
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Property offered for sale

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

Single price \$450,000

#### Median sale price

Median price	\$896,600	Hou	use X	<del>Unit</del>		Subu	b Diamond Creek
Period - From	01/01/2018	to	31/03/2018		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		
2		
3		

#### OR

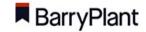
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 94381133





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Rooms:

**Property Type:** Land (Res) **Land Size:** 1024 sqm approx

**Agent Comments** 

Indicative Selling Price \$450,000 Median House Price March quarter 2018: \$896,600

## Comparable Properties

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