

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 45 AQUEDUCT LANE, DIAMOND CREEK 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$790,000 - \$860,000**

### Median sale price

Median **House** for **DIAMOND CREEK** for period **Jul 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$737,475**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**14 Maxine Drive,**  
St Helena 3088

Price **\$890,000** Sold 06  
September 2017

**21 Allumba Drive,**  
St Helena 3088

Price **\$915,000** Sold 11  
November 2017

**5 Macdhui Avenue,**  
Eltham North 3095

Price **\$865,200** Sold 21  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



4 parking

### Ray White Plenty

Suite 7, 285 Diamond Creek Road,  
Plenty VIC 3090

### Contact agents



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