

LJ Hooker City Residential

M 0396002166  
E marketing.cityresmelbourne@ljh.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

30 Discovery Drive Diamond Creek VIC 3089

 4  2  2

## Indicative Selling Price

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

Range between \$850,000 & \$900,000

## Median Sale Price

\$813,100 Houses in Diamond creek between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**7 Eureka Rise Diamond Creek VIC 3089**

 5  3  2

Sold Price **\$845,000** Sold Date **06-Sep-18**

Distance **0.23km**



**1 Landex Court Diamond Creek VIC 3089**

 4  3  3

Sold Price **\$947,000** Sold Date **23-Oct-18**

Distance **0.7km**



**30 Brownlow Drive Diamond Creek VIC 3089**

 4  2  2

Sold Price **\$850,000** Sold Date **17-Oct-18**

Distance **0.9km**

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**15 Brownlow Drive Diamond Creek**  
**VIC 3089**

 4  2  2

Sold Price

**\$890,000**

Sold Date

**03-Jul-18**

Distance

**1.02km**

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