

## 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	98 Broad Gully Road, Diamond Creek Vic 3089
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#### Indicative selling price

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

Single price	\$665,000
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#### Median sale price

Median price	\$828,500	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	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	124 Broad Gully Rd DIAMOND CREEK 3089	\$735,000	20/03/2018
2	8 Perversi Av DIAMOND CREEK 3089	\$720,000	22/01/2018
3	31 Bishop Av DIAMOND CREEK 3089	\$715,000	16/03/2018

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 (Res)  
**Land Size:** 562 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$665,000

**Median House Price**  
Year ending March 2018: \$828,500

## Comparable Properties



**124 Broad Gully Rd DIAMOND CREEK 3089 (REI)**

**Agent Comments**

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**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** -  
**Property Type:** House (Res)



**8 Perversi Av DIAMOND CREEK 3089 (REI)**

**Agent Comments**

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 22/01/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1007 sqm approx



**31 Bishop Av DIAMOND CREEK 3089 (REI)**

**Agent Comments**

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**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 16/03/2018  
**Rooms:** 5  
**Property Type:** House