

#### 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	98 Broad Gully Road, Diamond Creek Vic 3089
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$665,000

#### Median sale price

Median price	\$828,500	Hou	ıse X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

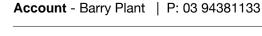
#### Comparable property sales (\*Delete A or B below as applicable)

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

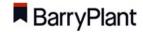
#### OR

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)





Price: \$735,000 Method: Private Sale Date: 20/03/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 



8 Perversi Av DIAMOND CREEK 3089 (REI)

**=**3







Price: \$720,000 Method: Private Sale Date: 22/01/2018 Rooms: 5

Property Type: House Land Size: 1007 sqm approx Agent Comments



31 Bishop Av DIAMOND CREEK 3089 (REI)





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

Property Type: House

**Agent Comments** 

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





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