

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

17 Phipps Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$540,000

&

\$590,000

Median sale price

Median price

\$615,000

House

Unit

X

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/12/2017

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	2/38 Haley St DIAMOND CREEK 3089	\$587,500	09/03/2018
2	1 Fraser St DIAMOND CREEK 3089	\$574,000	30/01/2018
3	2/49 Sunnyside Cr WATTLE GLEN 3096	\$570,000	25/01/2018

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$540,000 - \$590,000
Median Unit Price
 Year ending December 2017: \$615,000

Comparable Properties

2/38 Haley St DIAMOND CREEK 3089 (REI) **Agent Comments**

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Price: \$587,500
Method: Sold Before Auction
Date: 09/03/2018
Rooms: -
Property Type: House (Res)

1 Fraser St DIAMOND CREEK 3089 (VG) **Agent Comments**

2 - -

Price: \$574,000
Method: Sale
Date: 30/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 1034 sqm approx



2/49 Sunnyside Cr WATTLE GLEN 3096 (REI/VG) **Agent Comments**

3 2 -

Price: \$570,000
Method: Sold Before Auction
Date: 25/01/2018
Rooms: 5
Property Type: House
Land Size: 709 sqm approx