

#### 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	17 Phipps Crescent, Diamond Creek Vic 3089
Including suburb and	
postcode	

### 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	Hou	ıse	Unit	Х		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.

Ad	dress 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

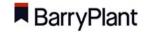
#### OR

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.



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













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)







Price: \$587,500

Method: Sold Before Auction

Date: 09/03/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 

1 Fraser St DIAMOND CREEK 3089 (VG)

**-**2







Price: \$574,000 Method: Sale Date: 30/01/2018

Rooms: -

Property Type: House (Res) Land Size: 1034 sqm approx Agent Comments



2/49 Sunnyside Cr WATTLE GLEN 3096

(REI/VG)

**--**3





Price: \$570,000

Method: Sold Before Auction

Date: 25/01/2018 Rooms: 5

Property Type: House Land Size: 709 sqm approx Agent Comments

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





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