

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 10 Haley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$726,444 House X Unit Suburb Diamond Creek

Period - From 01/04/2017 to 30/06/2017 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	5 Strathaird CI DIAMOND CREEK 3089	\$668,000	08/04/2017
2	33 Everleigh Dr DIAMOND CREEK 3089	\$657,500	20/05/2017
3	17 Norma St DIAMOND CREEK 3089	\$621,000	01/07/2017

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.



 3  1  2

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 565 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$660,000
Median House Price
June quarter 2017: \$726,444

Comparable Properties



5 Strathaird CI DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  1  2

Price: \$668,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 620 sqm approx



33 Everleigh Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  -

Price: \$657,500
Method: Auction Sale
Date: 20/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 806 sqm approx

17 Norma St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 2  1  -

Price: \$621,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 610 sqm approx