

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

3 Bage Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$570,000

&

\$610,000

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	2/18 Bruce St DIAMOND CREEK 3089	\$632,000	29/07/2017
2	17 Norma St DIAMOND CREEK 3089	\$621,000	01/07/2017
3	31 Phipps Cr DIAMOND CREEK 3089	\$597,000	29/07/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median House Price

June quarter 2017: \$726,444

Comparable Properties



2/18 Bruce St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$632,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 381 sqm approx

17 Norma St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$621,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx



31 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$597,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 3

Property Type: House (Res)

Land Size: 344 sqm approx