

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	3 Bage Street, 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	\$570,000	&	\$610,000

#### Median sale price

Median price	\$726,444	Hou	ıse 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)

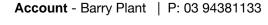
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# 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

#### OR

3

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.





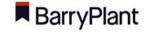


31 Phipps Cr DIAMOND CREEK 3089

\$597,000

29/07/2017

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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)





Price: \$632,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: House (Res) Land Size: 381 sqm approx

**Agent Comments** 

17 Norma St DIAMOND CREEK 3089 (REI)

**-**2





Price: \$621,000 Method: Auction Sale Date: 01/07/2017 Rooms: -

Property Type: House (Res) Land Size: 610 sqm approx

Agent Comments

31 Phipps Cr DIAMOND CREEK 3089 (REI)







Price: \$597,000 Method: Auction Sale Date: 29/07/2017

Rooms: 3

Property Type: House (Res) Land Size: 344 sqm approx

**Agent Comments** 

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





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