

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address
Including suburb and
postcode

12 Glen View Close, Diamond Creek

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range Between

\$850,000

&

\$890,000

Median sale price

Median price

\$730,000

House

X

Suburb

Diamond Creek

Period - From

01/07/2017

to

31/06/2017

Source

REIV

Comparable property sales

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
40 Brownlow Drive DIAMOND CREEK 3089	\$900,250	03/03/2017
1 Glen View Close DIMAOND CREEK 3089	\$870,000	25/03/2017
44 Fraser Street DIAMOND CREEK 3089	\$855,000	25/02/2017