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

4 Dartagook Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$720,000	&	\$760,000			
Median sale price						
Median price	\$745,000 H	House X Ur	iit	Suburb Diamond Creek		
Period - From	01/10/2016 te	o 30/09/2017	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 sixmonths 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		
3		

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 - Flannagan Peressini & Shaw | P: 03 9432 6889

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 4 Dartagook Street, Diamond Creek Vic 3089





Rooms: Property Type: Agent Comments Flannagan Peressini & Shaw Estate Agents 03 9432 6889 info@fpsrealestate.com.au

> Indicative Selling Price \$720,000 - \$760,000 Median House Price Year ending September 2017: \$745,000

Comparable Properties

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.

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