

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	<pre>/ offered</pre>	for s	ale
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Address	2 Bishop Avenue, 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	\$690,000	&	\$759,000

Median sale price

Median price	\$726,444	Hou	ise 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 22 Bruce St DIAMOND CREEK 3089 \$737,000 23/05/2017 2 45 Patyah St DIAMOND CREEK 3089 \$705,000 15/02/2017

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.



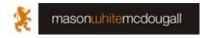


18 Kalmaine Ct DIAMOND CREEK 3089

\$690,000

08/07/2017

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Property Type: House

Land Size: 766.437 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$759,000 **Median House Price** June quarter 2017: \$726,444

Comparable Properties



22 Bruce St DIAMOND CREEK 3089 (REI/VG)

Price: \$737.000 Method: Private Sale Date: 23/05/2017

Rooms: -

└─ 4

Property Type: House Land Size: 862 sqm approx

45 Patyah St DIAMOND CREEK 3089 (REI/VG)

--4





6 2 €

Price: \$705,000 Method: Private Sale Date: 15/02/2017

Rooms: -

Property Type: House Land Size: 597 sqm approx

18 Kalmaine Ct DIAMOND CREEK 3089 (REI)





Price: \$690,000 Method: Auction Sale Date: 08/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 822 sqm approx

Account - Mason White McDougall Diamond Creek | P: 03 9438 4422





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Agent Comments

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