



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

2 Bishop Avenue, Diamond Creek Vic 3089

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

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	22 Bruce St DIAMOND CREEK 3089	\$737,000	23/05/2017
2	45 Patyah St DIAMOND CREEK 3089	\$705,000	15/02/2017
3	18 Kalmaine Ct DIAMOND CREEK 3089	\$690,000	08/07/2017

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.~~



4 - 2

Rooms:

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)

Agent Comments

4 3 2

Price: \$737,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House

Land Size: 862 sqm approx

45 Patyah St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 3 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)

Agent Comments

4 2 1

Price: \$690,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 822 sqm approx