

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

3/31-33 Haley Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$590,000

Median sale price

Median price \$590,000 House Unit X Suburb Diamond Creek

Period - From 01/04/2018 to 31/03/2019 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	18 River Gum CI DIAMOND CREEK 3089	\$590,000	01/02/2019
2	34 River Gum CI DIAMOND CREEK 3089	\$582,000	16/04/2019
3	2/22 Bishop Av DIAMOND CREEK 3089	\$572,000	08/04/2019

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.



 3  2  1

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

Year ending March 2019: \$590,000

Comparable Properties

18 River Gum CI DIAMOND CREEK 3089 (VG) Agent Comments

 3  -  -

Price: \$590,000

Method: Sale

Date: 01/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 220 sqm approx



34 River Gum CI DIAMOND CREEK 3089 (REI) Agent Comments

 3  2  1

Price: \$582,000

Method: Private Sale

Date: 16/04/2019

Rooms: 5

Property Type: Townhouse (Single)



2/22 Bishop Av DIAMOND CREEK 3089 (REI) Agent Comments

 3  2  1

Price: \$572,000

Method: Private Sale

Date: 08/04/2019

Rooms: 5

Property Type: Unit