

#### 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	3/31-33 Haley Street, 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 \$550,000	&	\$590,000
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#### Median sale price

Median price	\$590,000	Hou	se	Unit	х		Suburb	Diamond Creek
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

### Comparable property sales (\*Delete A or B below as applicable)

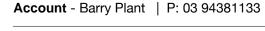
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# 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.







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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)



Price: \$590,000 Method: Sale Date: 01/02/2019

Rooms: -

Property Type: House (Res) Land Size: 220 sqm approx

Agent Comments

**Agent Comments** 



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

**1** 3





Price: \$582,000 Method: Private Sale Date: 16/04/2019

Rooms: 5

Property Type: Townhouse (Single)



2/22 Bishop Av DIAMOND CREEK 3089 (REI)

Price: \$572,000 Method: Private Sale Date: 08/04/2019

Rooms: 5

Property Type: Unit

**Account** - Barry Plant | P: 03 94381133 Generated: 30/04/2019 10:47



