

# 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

5 Bryl Court, Diamond Creek Vic 3089

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$825,000

### Median sale price

Median price \$760,000

House

X

Unit

Suburb Diamond Creek

Period - From 01/07/2018

to 30/06/2019

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                              |       |              |
| 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.



 4    2    2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$825,000  
**Median House Price**  
Year ending June 2019: \$760,000

## Comparable Properties



**4 Penton Ct DIAMOND CREEK 3089 (REI/VG)**   **Agent Comments**

 4    2    2

**Price:** \$820,500  
**Method:** Private Sale  
**Date:** 15/03/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 826 sqm approx



**7 Glen View Ct DIAMOND CREEK 3089 (REI/VG)**   **Agent Comments**

 4    2    2

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 26/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 551 sqm approx

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.