#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	1/30 Bruce 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 \$600,000 &	\$660,000
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#### Median sale price

Median price	\$767,500	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/07/2019	to	30/09/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	1 Gregg St DIAMOND CREEK 3089	\$647,000	22/06/2019
2	23 Warrington Cr WATTLE GLEN 3096	\$643,000	19/07/2019
3	2/1 Broad Gully Rd DIAMOND CREEK 3089	\$620,000	25/09/2019

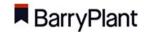
#### OR

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.

This Statement of Information was prepared on:	06/11/2019 19:58



Date of sale











**Property Type:** House (Res) **Land Size:** 357 sqm approx Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median House Price September quarter 2019: \$767,500

## Comparable Properties



1 Gregg St DIAMOND CREEK 3089 (REI/VG)

3





Agent Comments

Price: \$647,000 Method: Private Sale Date: 22/06/2019 Property Type: House Land Size: 902 sqm approx

23 Warrington Cr WATTLE GLEN 3096 (REI)

3







Price: \$643,000
Method: Private Sale
Date: 19/07/2019
Property Type: House

Land Size: 462 sqm approx

Agent Comments



2/1 Broad Gully Rd DIAMOND CREEK 3089







Price: \$620,000 Method: Private Sale Date: 25/09/2019 Rooms: 5

Property Type: House

Agent Comments

**Account** - Barry Plant | P: 03 94381133



