

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

1/30 Bruce Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$767,500

Property 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	Price	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



 3  1  1

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)

Agent Comments

 3  1  1

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)

Agent Comments

 3  1  2

Price: \$643,000

Method: Private Sale

Date: 19/07/2019

Property Type: House

Land Size: 462 sqm approx



2/1 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  2  1

Price: \$620,000

Method: Private Sale

Date: 25/09/2019

Rooms: 5

Property Type: House