

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 3 Happy Valley Rise, 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 | \$750,000 | & | \$790,000 |
|---------------|-----------|---|-----------|
| | 4.00,000 | | ******** |

Median sale price

| Median price | \$726,444 | Hou | ise X | Unit | | S | Suburb | Diamond Creek |
|---------------|------------|-----|------------|------|--------|------|--------|---------------|
| Period - From | 01/04/2017 | to | 30/06/2017 | | Source | REIV | | |

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

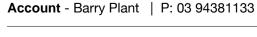
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

| 1 | 41 Dering St DIAMOND CREEK 3089 | \$780,000 | 06/09/2017 |
|---|----------------------------------|-----------|------------|
| 2 | 36 Arcadia Way ELTHAM NORTH 3095 | \$770,000 | 01/07/2017 |
| 3 | 19 Norma St DIAMOND CREEK 3089 | \$755,700 | 13/07/2017 |

OR

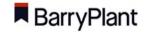
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: 7

Property Type: Land Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$790,000 **Median House Price** June quarter 2017: \$726,444

Comparable Properties



41 Dering St DIAMOND CREEK 3089 (REI)



Price: \$780,000 Method: Private Sale

Date: 06/09/2017

Rooms: 7

Property Type: House (Res)

Agent Comments



36 Arcadia Way ELTHAM NORTH 3095

(REI/VG)





Price: \$770,000 Method: Auction Sale Date: 01/07/2017

Rooms: 6

Property Type: House (Res) Land Size: 838 sqm approx

Agent Comments



19 Norma St DIAMOND CREEK 3089 (REI/VG) Agent Comments

Price: \$755,700 Method: Private Sale Date: 13/07/2017 Rooms: 6

Property Type: House Land Size: 458 sqm approx

Account - Barry Plant | P: 03 94381133





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