

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	3 Happy Valley Rise, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$750,000	&	\$790,000
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Median sale price

Median price	\$726,444	House	X	Unit		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.~~



 4  3  2

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)

[Agent Comments](#)

 5  3  3

Price: \$780,000
Method: Private Sale
Date: 06/09/2017
Rooms: 7
Property Type: House (Res)



36 Arcadia Way ELTHAM NORTH 3095 (REI/VG)

[Agent Comments](#)

 4  2  4

Price: \$770,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 838 sqm approx



19 Norma St DIAMOND CREEK 3089 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$755,700
Method: Private Sale
Date: 13/07/2017
Rooms: 6
Property Type: House
Land Size: 458 sqm approx