

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

2/10 Gregg Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$604,500

Property Type Unit

Suburb Diamond Creek

Period - From 16/11/2018

to 15/11/2019

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	3/5 Diamond Views Dr DIAMOND CREEK 3089	\$700,000	16/09/2019
2	10/8 Amaroo Ct DIAMOND CREEK 3089	\$680,000	10/07/2019
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.~~

This Statement of Information was prepared on:

16/11/2019 16:24

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Indicative Selling Price

\$670,000 - \$730,000

Median Unit Price

16/11/2018 - 15/11/2019: \$604,500



Property Type:

Agent Comments

Comparable Properties



3/5 Diamond Views Dr DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$700,000

Method: Private Sale

Date: 16/09/2019

Property Type: Townhouse (Res)



10/8 Amaroo Ct DIAMOND CREEK 3089 (REI/VG) Agent Comments



Price: \$680,000

Method: Private Sale

Date: 10/07/2019

Rooms: 5

Property Type: Townhouse (Res)

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.