

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 4 Chitral Place, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$828,500 House X Unit Suburb Diamond Creek

Period - From 01/04/2017 to 31/03/2018 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	20 Koonawarra Way DIAMOND CREEK 3089	\$830,000	22/12/2017
2	11 Moray St DIAMOND CREEK 3089	\$820,000	10/02/2018
3	25 Fuller St DIAMOND CREEK 3089	\$762,500	24/05/2018

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  2  2

Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
 Agent Comments

Indicative Selling Price
 \$799,000
Median House Price
 Year ending March 2018: \$828,500

Comparable Properties



20 Koonawarra Way DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  1

Price: \$830,000
Method: Private Sale
Date: 22/12/2017
Rooms: 6
Property Type: House

11 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$820,000
Method: Sold Before Auction
Date: 10/02/2018
Rooms: -
Property Type: House (Res)



25 Fuller St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  -

Price: \$762,500
Method: Sold Before Auction
Date: 24/05/2018
Rooms: -
Property Type: House (Res)