

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	15 Brownlow Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

\$890,000	
š	\$890,000

Median sale price

Median price	\$896,600	Hou	ise X	Unit		Suburb	Diamond Creek
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

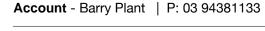
Comparable property sales (*Delete A or B below as applicable)

Α* 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 Diamond Views Dr DIAMOND CREEK 3089 \$896,600 22/02/2018 2 \$865,000 12 Nillumbik Sq DIAMOND CREEK 3089 31/03/2018 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.





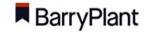


17 Gem Ct DIAMOND CREEK 3089

\$860,000

14/04/2018

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Rooms: 7

Property Type: Land (Res) Land Size: 1670 sqm approx

Agent Comments

Indicative Selling Price \$820,000 - \$890,000 Median House Price March quarter 2018: \$896,600

Comparable Properties

3 Diamond Views Dr DIAMOND CREEK 3089

(REI)

|---| -





Price: \$896,600 **Method:** Private Sale **Date:** 22/02/2018

Rooms: -

Property Type: House (Res)

Agent Comments



(REI/VG)

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Price: \$865,000 Method: Private Sale Date: 31/03/2018

Rooms: 6

Property Type: House Land Size: 1374 sqm approx Agent Comments

17 Gem Ct DIAMOND CREEK 3089 (REI)





Agent Comments

Price: \$860,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: House

Account - Barry Plant | P: 03 94381133





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