

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

15 Brownlow Drive, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$820,000

&

\$890,000

Median sale price

Median price

\$896,600

House

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)

- 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 Diamond Views Dr DIAMOND CREEK 3089 | \$896,600 | 22/02/2018 |
| 2 | 12 Nillumbik Sq DIAMOND CREEK 3089 | \$865,000 | 31/03/2018 |
| 3 | 17 Gem Ct DIAMOND CREEK 3089 | \$860,000 | 14/04/2018 |

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: 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)

Agent Comments

 -  -  -

Price: \$896,600

Method: Private Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)



12 Nillumbik Sq DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  6

Price: \$865,000

Method: Private Sale

Date: 31/03/2018

Rooms: 6

Property Type: House

Land Size: 1374 sqm approx

17 Gem Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  1

Price: \$860,000

Method: Auction Sale

Date: 14/04/2018

Rooms: -

Property Type: House