

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	23 Perversi Avenue, 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	\$700,000	&	\$750,000
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Median sale price

Median price	\$745,000	House	X	Unit		Suburb	Diamond Creek
Period - From	01/10/2016	to	30/09/2017	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	2 Bishop Av DIAMOND CREEK 3089	\$745,000	09/09/2017
2	10 Haley St DIAMOND CREEK 3089	\$715,000	23/09/2017
3	58 James Cook Dr DIAMOND CREEK 3089	\$710,000	17/06/2017

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:

Property Type: House

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending September 2017: \$745,000

Comparable Properties

2 Bishop Av DIAMOND CREEK 3089 (REI)

Agent Comments

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Price: \$745,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)



10 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$715,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: House

Land Size: 565 sqm approx



58 James Cook Dr DIAMOND CREEK 3089 (VG)

Agent Comments

 4  -  -

Price: \$710,000

Method: Sale

Date: 17/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 947 sqm approx