

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

50 Phipps Crescent, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2018 to 30/06/2019 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	5 Dianella Ct DIAMOND CREEK 3089	\$970,000	12/09/2019
2	6 Kim St DIAMOND CREEK 3089	\$918,000	13/04/2019
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: 30/09/2019 13:12



 5  3  2

Rooms: 8
Property Type: House (Res)
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
Year ending June 2019: \$760,000

Comparable Properties



5 Dianella Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 5  2  2

Price: \$970,000
Method: Private Sale
Date: 12/09/2019
Property Type: House
Land Size: 654 sqm approx



6 Kim St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$918,000
Method: Private Sale
Date: 13/04/2019
Rooms: 6
Property Type: House
Land Size: 785 sqm approx

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.