

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

100 Main Hurstbridge Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$805,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/12/2017

Source

REIV

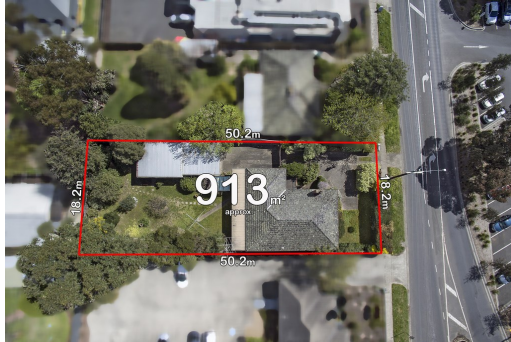
Comparable property sales (*Delete A or B below as applicable)

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		
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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2017: \$805,000

Comparable Properties



**114 Main Hurstbridge Rd DIAMOND CREEK
3089 (REI/VG)**

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 913 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.