

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	4/42 Haley Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$638,000

Median sale price

Median price	\$726,444	Hou	ise X	Unit		Subi	Diamond Creek
Period - From	01/04/2017	to	30/06/2017		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 15 Haven La DIAMOND CREEK 3089 \$598,000 17/04/2017 2 1 Brooks Cr DIAMOND CREEK 3089 \$588,000 22/06/2017 3 2/3 Brooks Cr DIAMOND CREEK 3089 \$580,000 16/06/2017

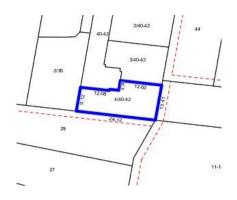
OR

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.











Indicative Selling Price \$580,000 - \$638,000 Median House Price June quarter 2017: \$726,444

Comparable Properties



15 Haven La DIAMOND CREEK 3089 (REI/VG)

- 2 6

6

Price: \$598,000 Method: Private Sale Date: 17/04/2017 Rooms: 4

-3

Property Type: House Land Size: 255 sqm approx



1 Brooks Cr DIAMOND CREEK 3089 (REI)

-

6

Price: \$588,000

Method: Sold Before Auction

Date: 22/06/2017 Rooms: 5

Property Type: House (Res) **Land Size:** 333 sqm approx

2/3 Brooks Cr DIAMOND CREEK 3089 (VG)

=3

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Price: \$580,000 Method: Sale Date: 16/06/2017

Rooms: -

Property Type: House (Res) **Land Size:** 438 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Mason White McDougall Diamond Creek | P: 03 9438 4422





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