

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	9 Fyffe 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	\$540,000	&	\$580,000

Median sale price

Median price	\$745,000	Hou	ise 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	3 Bage St DIAMOND CREEK 3089	\$631,000	24/08/2017
2	17 Norma St DIAMOND CREEK 3089	\$621,000	01/07/2017
3	31 Phipps Cr DIAMOND CREEK 3089	\$597,000	29/07/2017

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.







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Rooms:

Property Type: House Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price \$540,000 - \$580,000 **Median House Price** Year ending September 2017: \$745,000

Comparable Properties



3 Bage St DIAMOND CREEK 3089 (REI)





Agent Comments

Near flat block, home with character.

Method: Private Sale Date: 24/08/2017 Rooms: 4

Price: \$631,000

Property Type: House Land Size: 552 sqm approx

17 Norma St DIAMOND CREEK 3089 (REI)

-2





Agent Comments

Large block, home with character.

Price: \$621,000 Method: Auction Sale Date: 01/07/2017

Rooms: -

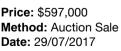
Property Type: House (Res) Land Size: 610 sqm approx

31 Phipps Cr DIAMOND CREEK 3089 (REI)





Agent Comments Fully renovated.



Rooms: 3

Property Type: House (Res) Land Size: 344 sqm approx

Account - Barry Plant | P: 03 94381133





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