

## 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

9 Fyffe Street, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000

&

\$580,000

#### 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	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.~~



**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)**



**Price:** \$631,000  
**Method:** Private Sale  
**Date:** 24/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 552 sqm approx

Agent Comments

Near flat block, home with character.

**17 Norma St DIAMOND CREEK 3089 (REI)**



**Price:** \$621,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx

Agent Comments

Large block, home with character.



**31 Phipps Cr DIAMOND CREEK 3089 (REI)**



**Price:** \$597,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 344 sqm approx

Agent Comments

Fully renovated.