

#### 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	13 Ryan 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	\$570,000	&	\$620,000

#### Median sale price

Median price	\$828,500	Hou	use X	Unit		Su	ıburb	Diamond Creek
Period - From	01/04/2017	to	31/03/2018		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.

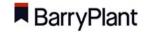
Ad	dress of comparable property	Price	Date of sale
1	2/44 Main St DIAMOND CREEK 3089	\$650,000	17/03/2018
2	1/47 Haley St DIAMOND CREEK 3089	\$602,000	24/03/2018
3	1a Fraser St DIAMOND CREEK 3089	\$598,000	09/12/2017

#### 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: 337.961 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$570,000 - \$620,000 **Median House Price** Year ending March 2018: \$828,500

## Comparable Properties



2/44 Main St DIAMOND CREEK 3089 (REI)



Price: \$650,000 Method: Private Sale Date: 17/03/2018 Rooms: 3

Property Type: Townhouse (Single)

Land Size: 340 sqm approx

**Agent Comments** 



1/47 Haley St DIAMOND CREEK 3089 (REI)

**-**2







Price: \$602.000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments







**Agent Comments** 

Price: \$598,000 Method: Auction Sale Date: 09/12/2017

Rooms: 3

Property Type: House (Res) Land Size: 355 sqm approx

**Account** - Barry Plant | P: 03 94381133





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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