

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

13 Ryan Street, Diamond Creek Vic 3089

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

House

X

Unit

Suburb

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.

	Address 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.



 2  1  1

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)

Agent Comments

 2  1  2

Price: \$650,000
Method: Private Sale
Date: 17/03/2018
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 340 sqm approx



1/47 Haley St DIAMOND CREEK 3089 (REI)

Agent Comments

 2  1  2

Price: \$602,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit
Land Size: 250 sqm approx



1a Fraser St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 2  1  1

Price: \$598,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: House (Res)
Land Size: 355 sqm approx