

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 1980						
Property offer	ed for s	sale						
Address Including suburb and postcode		73 Bishop Avenue, Diamond Creek Vic 3089						
Indicative sell	ing pric	е						
For the meaning	of this p	orice see cons	sumer.vic.gov.	au/underquotino	9			
Single pric	e \$1,79	5,000						
Median sale p	rice*							
Median price		Hou	use	Unit		Suburb	Diamond Creek	
Period - From		to		Source	се			
months	re the th	ree propertie estate agent	s sold within t	wo kilometres o	f the pro		in the last six mparable to the	
Address of comparable property						Price	Date of sale	
1								
2								
3								
OR								

В\* 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.

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



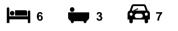


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<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Rooms:

Property Type: House

Land Size: 16,400 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,795,000 No median price available

# Comparable Properties

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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