



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

1/22 Collins Street, Diamond Creek Vic 3089

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$640,000

&

\$700,000

Median sale price

Median price

\$726,444

House

X

Unit

Suburb

Diamond Creek

Period - From

01/04/2017

to

30/06/2017

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	123 Lambert St DIAMOND CREEK 3089	\$700,000	22/08/2017
2	48 Oronsay Cr DIAMOND CREEK 3089	\$686,000	22/08/2017
3	33 Everleigh Dr DIAMOND CREEK 3089	\$657,500	20/05/2017

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: 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$640,000 - \$700,000

Median House Price

June quarter 2017: \$726,444

Comparable Properties



123 Lambert St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 22/08/2017

Rooms: 4

Property Type: House



48 Oronsay Cr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$686,000

Method: Private Sale

Date: 22/08/2017

Rooms: 5

Property Type: House

Land Size: 717 sqm approx



33 Everleigh Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$657,500

Method: Auction Sale

Date: 20/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 806 sqm approx