

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/22 Collins 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	\$640,000	&	\$700,000

Median sale price

Median price \$726,444	Ηοι	ıse X	Unit		Su	ıburb Diam	ond 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

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

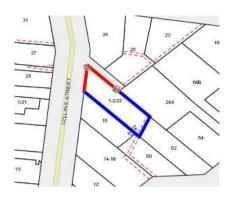
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Date of sale







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)





Price: \$700,000 Method: Private Sale Date: 22/08/2017 Rooms: 4

Property Type: House

Agent Comments



48 Oronsay Cr DIAMOND CREEK 3089 (REI)







Price: \$686,000 Method: Private Sale Date: 22/08/2017

Rooms: 5

Property Type: House Land Size: 717 sqm approx Agent Comments



33 Everleigh Dr DIAMOND CREEK 3089

(REI/VG)

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Price: \$657,500 Method: Auction Sale Date: 20/05/2017

Rooms: 4

Property Type: House (Res) Land Size: 806 sqm approx

Agent Comments

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