

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	20 Haley 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 \$690,000 & \$740,000	Range between	\$690,000	&	\$740,000
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Median sale price

Median price	\$820,000	Hou	ise X	Unit		Suburb	Diamond Creek
Period - From	01/10/2017	to	30/09/2018		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	20 Moray St DIAMOND CREEK 3089	\$722,000	19/09/2018
2	58 Hillingdon Dr DIAMOND CREEK 3089	\$718,000	05/09/2018
3	29 Landex Ct DIAMOND CREEK 3089	\$717,500	24/07/2018

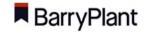
OR

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.



Account - Barry Plant | P: 03 94381133









Rooms: 7

Property Type: House (Previously

Occupied - Detached) Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$740,000 **Median House Price** Year ending September 2018: \$820,000

Comparable Properties



20 Moray St DIAMOND CREEK 3089 (REI)

-3

Price: \$722,000 Method: Private Sale Date: 19/09/2018

Rooms: 4

Property Type: House Land Size: 568 sqm approx **Agent Comments**



58 Hillingdon Dr DIAMOND CREEK 3089 (REI) Agent Comments

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Price: \$718.000 Method: Private Sale Date: 05/09/2018

Property Type: House Land Size: 930 sqm approx

Rooms: -

29 Landex Ct DIAMOND CREEK 3089 (REI/VG) Agent Comments







Price: \$717,500 Method: Private Sale Date: 24/07/2018 Rooms: -

Property Type: House

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