

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	20 Haley Street, Diamond Creek Vic 3089
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Indicative selling price

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

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

Median price	\$820,000	House	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.

	Address 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.



 4  2  2

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)

Agent Comments

 3  1  1

Price: \$722,000

Method: Private Sale

Date: 19/09/2018

Rooms: 4

Property Type: House

Land Size: 568 sqm approx



58 Hillingdon Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$718,000

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: House

Land Size: 930 sqm approx



29 Landex Ct DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  1  -

Price: \$717,500

Method: Private Sale

Date: 24/07/2018

Rooms: -

Property Type: House