

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

25 Perversi Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$760,000 Property Type House Suburb Diamond Creek

Period - From 01/07/2018 to 30/06/2019 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	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019
2	22 The Parkway DIAMOND CREEK 3089	\$705,000	03/05/2019
3	169 Broad Gully Rd DIAMOND CREEK 3089	\$687,500	11/05/2019

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.~~

This Statement of Information was prepared on:

01/10/2019 17:20



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Property Type: House
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$700,000
Median House Price
Year ending June 2019: \$760,000

Comparable Properties



12 Amaroo Ct DIAMOND CREEK 3089 (REI)

Agent Comments

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Price: \$722,000
Method: Private Sale
Date: 31/07/2019
Property Type: House
Land Size: 619 sqm approx



22 The Parkway DIAMOND CREEK 3089 (VG)

Agent Comments

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Price: \$705,000
Method: Sale
Date: 03/05/2019
Property Type: House (Res)
Land Size: 998 sqm approx



169 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)

Agent Comments

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Price: \$687,500
Method: Auction Sale
Date: 11/05/2019
Rooms: 8
Property Type: House (Res)
Land Size: 798 sqm approx