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	25 Perversi Avenue, 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 \$660,000	&	\$700,000
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Median sale price

Median price	\$760,000	Pro	perty 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

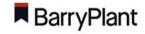
Add	dress of comparable property	Price	Date of sale
1	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019
2	22 The Parkway DIAMOND CREEK 3089	\$705,000	03/05/2019
3	169 Broad Gully Rd DIAMOND CREEK 3089	\$687,500	11/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)





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



22 The Parkway DIAMOND CREEK 3089 (VG)





Price: \$705,000 Method: Sale Date: 03/05/2019

Property Type: House (Res) Land Size: 998 sqm approx

Agent Comments



169 Broad Gully Rd DIAMOND CREEK 3089

(REI/VG)

1 3





Price: \$687,500 Method: Auction Sale Date: 11/05/2019

Rooms: 8

Property Type: House (Res) Land Size: 798 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94381133



