

## 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

1/37 Chapman Street, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$660,000

#### Median sale price

Median price

\$742,500

House

X

Unit

Suburb

Diamond Creek

Period - From

01/07/2018

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	11 Grassy Flat Rd DIAMOND CREEK 3089	\$697,000	14/07/2018
2	98 Broad Gully Rd DIAMOND CREEK 3089	\$650,000	23/07/2018
3	33 Bishop Av DIAMOND CREEK 3089	\$632,000	31/10/2018

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.



 3   
  1   
  2

**Rooms:** 5

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

September quarter 2018: \$742,500

## Comparable Properties



**11 Grassy Flat Rd DIAMOND CREEK 3089 (REI/VG)**

Agent Comments

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  1

**Price:** \$697,000

**Method:** Auction Sale

**Date:** 14/07/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 404 sqm approx



**98 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG)**

Agent Comments

 3   
  2   
  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 23/07/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 562 sqm approx



**33 Bishop Av DIAMOND CREEK 3089 (REI)**

Agent Comments

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  1

**Price:** \$632,000

**Method:** Private Sale

**Date:** 31/10/2018

**Rooms:** -

**Property Type:** House