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	11 Norma Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between $510,000 & $561,000

Median sale price

Median price	$813,100	House	X	Unit		Suburb	Diamond Creek
Period - From	01/07/2017	to	30/09/2017		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		
2		
3		

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.

REIV   propertydata.com.au

Rooms:
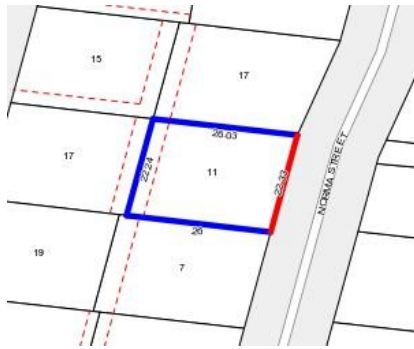Property Type:

Agent Comments

Lynn White
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Indicative Selling Price
$510,000 - $561,000
Median House Price
September quarter 2017: $813,100

Comparable Properties

27 Oronsay Cr DIAMOND CREEK 3089 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $533,000
Method: Private Sale
Date: 26/04/2017
Rooms: 4
Property Type: House
Land Size: 617 sqm approx

Agent Comments

17 Watkins St DIAMOND CREEK 3089 (REI/VG)

🛏 2   🛁 -   🚗 -

Price: $490,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House
Land Size: 652 sqm approx

Agent Comments

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.