

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	2/18 Fraser Street, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Single price \$429,000

Median sale price

Median price	\$726,444	Hou	ise X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	30/06/2017		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

1	Lot 2/60-122 Collard Dr DIAMOND CREEK 3089	\$420,000	05/04/2017
2	Lot 3/60-122 Collard Dr DIAMOND CREEK 3089	\$420,000	04/04/2017
3	Lot 1/60-122 Collard Dr DIAMOND CREEK 3089	\$389,000	22/03/2017

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.

Account - Barry Plant | P: 03 94381133

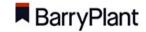




Price

Date of sale

Generated: 21/08/2017 20:00









Property Type: Vacant land Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price \$429,000 **Median House Price** June quarter 2017: \$726,444

Comparable Properties



Lot 2/60-122 Collard Dr DIAMOND CREEK

3089 (REI)







Price: \$420,000 Method: Private Sale Date: 05/04/2017

Rooms: -

Property Type: Land Land Size: 500 sqm approx **Agent Comments**

Lot 3/60-122 Collard Dr DIAMOND CREEK 3089 (REI)







Price: \$420,000

Method: Private Sale Date: 04/04/2017

Rooms: -

Property Type: Land Land Size: 500 sqm approx **Agent Comments**

Lot 1/60-122 Collard Dr DIAMOND CREEK







Price: \$389,000 Method: Private Sale Date: 22/03/2017

Rooms: -

Property Type: Land Land Size: 500 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 94381133





Generated: 21/08/2017 20:00