

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

2/18 Fraser Street, Diamond Creek Vic 3089

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

House

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	Price	Date of sale
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.



Rooms:
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)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 05/04/2017
Rooms: -
Property Type: Land
Land Size: 500 sqm approx



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

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 04/04/2017
Rooms: -
Property Type: Land
Land Size: 500 sqm approx

Lot 1/60-122 Collard Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$389,000
Method: Private Sale
Date: 22/03/2017
Rooms: -
Property Type: Land
Land Size: 500 sqm approx