

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	35 Chapman Street, 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	\$730,000	&	\$770,000
			i e

Median sale price

Median price	\$813,100	Hou	ise X	Unit		Suburb	Diamond Creek
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

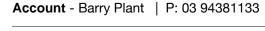
Comparable property sales (*Delete A or B below as applicable)

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 24 Bishop Av DIAMOND CREEK 3089 \$765,000 08/06/2017 2 2 Bishop Av DIAMOND CREEK 3089 \$745,000 09/09/2017 3 22 Collins St DIAMOND CREEK 3089 \$732,000 23/10/2017

OR

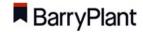
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: 5

Property Type: House

Land Size: 927.298 sqm approx

Agent Comments

Indicative Selling Price \$730,000 - \$770,000 **Median House Price** September quarter 2017: \$813,100

Comparable Properties



24 Bishop Av DIAMOND CREEK 3089 (REI/VG) Agent Comments

Price: \$765,000 Method: Private Sale Date: 08/06/2017 Rooms: 5

Property Type: House Land Size: 793 sqm approx

2 Bishop Av DIAMOND CREEK 3089 (REI)





Agent Comments

Price: \$745,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

Property Type: House (Res)

22 Collins St DIAMOND CREEK 3089 (REI)

Agent Comments

Price: \$732,000 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: House (Res) Land Size: 760 sqm approx

Account - Barry Plant | P: 03 94381133





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