

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

9 Anne Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$838,750

Property Type House

Suburb Diamond Creek

Period - From 01/07/2020

to

30/09/2020

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	27 Moray St DIAMOND CREEK 3089	\$891,000	08/07/2020
2	23 Royston St DIAMOND CREEK 3089	\$875,000	09/06/2020
3	7 Everard St DIAMOND CREEK 3089	\$830,000	27/05/2020

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.~~

This Statement of Information was prepared on:

15/10/2020 14:21



 4  2  2

Property Type: House
Land Size: 629 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
September quarter 2020: \$838,750

Comparable Properties



27 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$891,000
Method: Private Sale
Date: 08/07/2020
Rooms: 6
Property Type: House
Land Size: 646 sqm approx



23 Royston St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  3

Price: \$875,000
Method: Private Sale
Date: 09/06/2020
Rooms: 6
Property Type: House (Res)
Land Size: 941 sqm approx



7 Everard St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 4  2  2

Price: \$830,000
Method: Private Sale
Date: 27/05/2020
Rooms: 6
Property Type: House
Land Size: 835 sqm approx