

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

34 River Gum Close, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$590,000

House

Unit

X

Suburb

Diamond Creek

Period - From

01/01/2018

to

31/12/2018

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	25 Haven La DIAMOND CREEK 3089	\$610,000	30/10/2018
2	30 River Gum CI DIAMOND CREEK 3089	\$605,000	10/11/2018
3	12 Harmony Dr DIAMOND CREEK 3089	\$556,000	14/01/2019

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.



 3  2  1

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 174 sqm approx
 Agent Comments

Indicative Selling Price
 \$550,000 - \$590,000
Median Unit Price
 Year ending December 2018: \$590,000

Comparable Properties



25 Haven La DIAMOND CREEK 3089 (REI/VG) Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 30/10/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 239 sqm approx



30 River Gum CI DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  -  -

Price: \$605,000
Method: Private Sale
Date: 10/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 269 sqm approx



12 Harmony Dr DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  2  1

Price: \$556,000
Method: Private Sale
Date: 14/01/2019
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 119 sqm approx