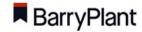
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	l for sale						
Add Including suburb posto	and	don Drive, Diamond	Creek Vic 3089				
Indicative selling	g price						
For the meaning of	f this price see	consumer.vic.gov.au	u/underquoting				
Range between \$750,000		&	\$800,000				
Median sale pric	ce						
Median price \$1	1,080,000	Property Type Hou	use	Suburb Diamond	Creek		
Period - From 01	1/04/2021	to 31/03/2022	Source	REIV			
Comparable pro	perty sales ((*Delete A or B be	low as applica	ble)			
	at the estate a	perties sold within two agent or agent's repre					
Address of comparable property				Price	Date of sale		
1							
2							
3							
OR							
		nt's representative re hin two kilometres of					
This Statement of Information was prepared on:				on: 13/07/	13/07/2022 14:18		









Rooms: 5

Property Type: House **Land Size:** 749 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending March 2022: \$1,080,000

Comparable Properties

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



