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	2/179 Aqueduct Road, 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 \$1,250,000 & \$1,350,000

Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/07/2018	to	30/06/2019		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

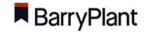
Add	dress of comparable property	Price	Date of sale
1	5 Milne PI ELTHAM NORTH 3095	\$1,300,000	26/09/2019
2	7 Henry Arthur Dr DIAMOND CREEK 3089	\$1,280,000	17/05/2019
3	13 Toorak Ct GREENSBOROUGH 3088	\$1,238,888	13/09/2019

OR

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

This Statement of Information was prepared on:	04/10/2019 11:41









Rooms: 2

Property Type: House (Res) **Land Size:** 721 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending June 2019: \$760,000

Comparable Properties



5 Milne PI ELTHAM NORTH 3095 (REI)

二 5





Price: \$1,300,000

Method: Expression of Interest

Date: 26/09/2019 Rooms: 10

Property Type: House

Agent Comments



7 Henry Arthur Dr DIAMOND CREEK 3089

(REI/VG)





Price: \$1,280,000 Method: Private Sale Date: 17/05/2019 Property Type: House Land Size: 878 sqm approx Agent Comments



13 Toorak Ct GREENSBOROUGH 3088 (REI)

–– 5





Price: \$1,238,888

Method: Private Sale

Date: 13/09/2019

Rooms: 6

Property Type: House Land Size: 1000 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 94381133



