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

51 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between | $750,000 | & | $800,000

Median sale price

| Median price | $880,000 | Property Type | House | Suburb | Diamond Creek |

| Period - From | 01/04/2020 | to | 31/03/2021 | 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	74 Broad Gully Rd DIAMOND CREEK 3089	$807,000	14/03/2021
2	1 Kalmaine Ct DIAMOND CREEK 3089	$794,000	16/12/2020
3			

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: | 08/06/2021 11:06

CONSUMER AFFAIRS VICTORIA

51 Broad Gully Road, Diamond Creek Vic 3089

3　　**1**　　**1**

Rooms: 4
Property Type: House
Land Size: 579 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
Year ending March 2021: $880,000

Comparable Properties

74 Broad Gully Rd DIAMOND CREEK 3089 (REI)

3　　**1**　　**2**

Price: $807,000
Method: Private Sale
Date: 14/03/2021
Property Type: House (Res)
Land Size: 805 sqm approx

Agent Comments

1 Kalmaine Ct DIAMOND CREEK 3089 (REI/VG)

3　　**1**　　**3**

Price: $794,000
Method: Auction Sale
Date: 16/12/2020
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments

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