

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

37 Perversi Avenue, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$805,000

House

X

Unit

Suburb

Diamond Creek

Period - From

01/01/2017

to

31/12/2017

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	35 Chapman St DIAMOND CREEK 3089	\$840,000	25/11/2017
2	2 Norma St DIAMOND CREEK 3089	\$827,000	01/11/2017
3	32 Everleigh Dr DIAMOND CREEK 3089	\$795,000	01/11/2017

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  2

Rooms:

Property Type: House (Res)

Land Size: 785 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

Year ending December 2017: \$805,000

Comparable Properties



35 Chapman St DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 3  2  3

Price: \$840,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 920 sqm approx



2 Norma St DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 3  2  2

Price: \$827,000

Method: Private Sale

Date: 01/11/2017

Rooms: 5

Property Type: House



32 Everleigh Dr DIAMOND CREEK 3089 (REI)

[Agent Comments](#)

 3  2  2

Price: \$795,000

Method: Private Sale

Date: 01/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 783 sqm approx