

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	37 Perversi Avenue, 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	\$790,000	&	\$840,000

Median sale price

Median price	\$805,000	Hou	ıse X	Unit		Subur	b 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.

Ad	dress 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

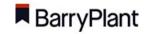
OR

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.





Account - Barry Plant | P: 03 94381133







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)

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Price: \$840,000 Method: Auction Sale Date: 25/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 920 sqm approx

Agent Comments



2 Norma St DIAMOND CREEK 3089 (REI)

1 3





Price: \$827,000 Method: Private Sale Date: 01/11/2017 Rooms: 5

Property Type: House

Agent Comments



32 Everleigh Dr DIAMOND CREEK 3089 (REI)

Price: \$795,000 Method: Private Sale Date: 01/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 783 sqm approx

Agent Comments

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