## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	27 Moray Street, 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	\$800,000	&	\$860,000
Range between	\$800,000	&	\$860,000

#### Median sale price

Median price	\$831,000	Pro	perty Type	House		Suburb	Diamond Creek
Period - From	01/01/2020	to	31/03/2020		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

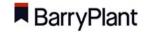
Add	dress of comparable property	Price	Date of sale
1	2 Canton Ct DIAMOND CREEK 3089	\$892,500	16/06/2020
2	4 Walter Withers Ct DIAMOND CREEK 3089	\$845,000	02/06/2020
3	7 Everard St DIAMOND CREEK 3089	\$830,000	27/05/2020

#### 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: 24/06/2020 09:49	
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Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 645 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$800,000 - \$860,000 **Median House Price** March quarter 2020: \$831,000

## Comparable Properties



2 Canton Ct DIAMOND CREEK 3089 (REI)





Price: \$892,500 Method: Private Sale Date: 16/06/2020 Property Type: House Land Size: 881 sqm approx **Agent Comments** 



4 Walter Withers Ct DIAMOND CREEK 3089

(REI)





Agent Comments

Price: \$845,000 Method: Private Sale Date: 02/06/2020 Rooms: 6

Property Type: House (Res) Land Size: 420 sqm approx



7 Everard St DIAMOND CREEK 3089 (REI)







Price: \$830,000 Method: Private Sale Date: 27/05/2020 Rooms: 6

Property Type: House Land Size: 835 sqm approx Agent Comments

**Account** - Barry Plant | P: 03 94381133



