

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

27 Moray Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$800,000

&

\$860,000

Median sale price

Median price

\$831,000

Property 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	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 comparable properties 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



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$892,500

Method: Private Sale

Date: 16/06/2020

Property Type: House

Land Size: 881 sqm approx



4 Walter Withers Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$830,000

Method: Private Sale

Date: 27/05/2020

Rooms: 6

Property Type: House

Land Size: 835 sqm approx