

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	121 Cowin Street, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$720,000	&	\$760,000
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Median sale price

Median price	\$837,850	House	X	Unit		Suburb	Diamond Creek
Period - From	01/07/2017	to	30/06/2018	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	25 Fuller St DIAMOND CREEK 3089	\$762,500	24/05/2018
2	26 Fraser St DIAMOND CREEK 3089	\$741,000	12/05/2018
3	6 Cooraminta PI DIAMOND CREEK 3089	\$720,000	05/04/2018

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  1

Rooms: 5
Property Type: House (Res)
Land Size: 436 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median House Price
Year ending June 2018: \$837,850

Comparable Properties



25 Fuller St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 4  2  -

Price: \$762,500
Method: Sold Before Auction
Date: 24/05/2018
Rooms: 6
Property Type: House (Res)



26 Fraser St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  1  1

Price: \$741,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 807 sqm approx



6 Cooraminta PI DIAMOND CREEK 3089 (REI) **Agent Comments**

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Price: \$720,000
Method: Private Sale
Date: 05/04/2018
Rooms: -
Property Type: House (Res)