

#### 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	121 Cowin 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	\$720,000	&	\$760,000
		i l	1

#### Median sale price

Median price	\$837,850	Hou	use X	Unit		9	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.

Add	dress 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.











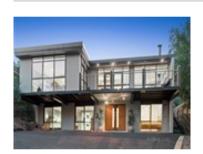
Rooms: 5

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)

Price: \$762,500

Method: Sold Before Auction

Date: 24/05/2018 Rooms: 6

Property Type: House (Res)

**Agent Comments** 

Agent Comments



26 Fraser St DIAMOND CREEK 3089 (REI/VG)

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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)

Price: \$720,000 Method: Private Sale Date: 05/04/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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





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