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

34 Fyffe Street, Diamond Creek Vic 3089

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-------------------|-------------------|------|---------------|------|------------|------|--------|---------------|--|
| Range betweer | \$880,000 | | & | | \$940,000 | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$838,750 | Pro | Property Type | | House | | Suburb | Diamond Creek | |
| Period - From | 01/07/2020 | to | 30/09/2020 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 17 Arrunga CI DIAMOND CREEK 3089 | \$950,000 | 17/07/2020 |
| 2 | 39 Grassy Flat Rd DIAMOND CREEK 3089 | \$912,000 | 27/05/2020 |
| 3 | 27 Moray St DIAMOND CREEK 3089 | \$891,000 | 08/07/2020 |

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:

21/10/2020 12:14



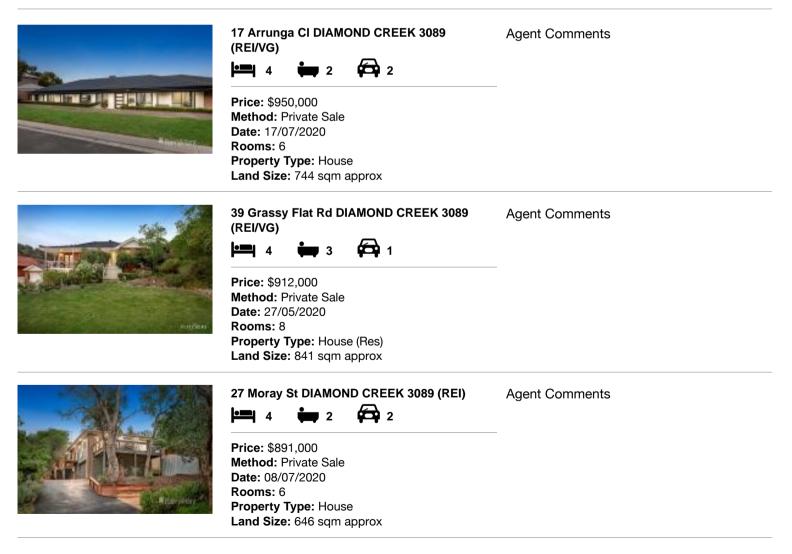






Property Type: House Land Size: 962 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$940,000 Median House Price September quarter 2020: \$838,750

Comparable Properties



Account - Barry Plant | P: 03 94381133



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.