

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

1/6 Edmonds Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Diamond Creek

Period - From

01/01/2019

to

31/12/2019

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	1/58 Patyah St DIAMOND CREEK 3089	\$670,000	28/10/2019
2	1/16 Fyffe St DIAMOND CREEK 3089	\$660,000	23/11/2019
3			

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:

27/03/2020 14:58



 3  2  2

Property Type: Unit
Land Size: 332 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
Year ending December 2019: \$670,000

Comparable Properties



1/58 Patyah St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$670,000
Method: Private Sale
Date: 28/10/2019
Property Type: Unit
Land Size: 280 sqm approx



1/16 Fyffe St DIAMOND CREEK 3089 (REI/VG)

Agent Comments

 3  1  1

Price: \$660,000
Method: Sold Before Auction
Date: 23/11/2019
Property Type: House (Res)
Land Size: 470 sqm approx

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.