

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 12 Harmony Drive, Diamond Creek Vic 3089

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$628,500 House Unit X Suburb Diamond Creek

Period - From 01/10/2017 to 30/09/2018 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 Haven La DIAMOND CREEK 3089	\$610,000	30/10/2018
2	3/12 Dering St DIAMOND CREEK 3089	\$590,000	23/10/2018
3	1/18 Chapman St DIAMOND CREEK 3089	\$585,000	27/06/2018

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:
Property Type: Townhouse
Land Size: 119 sqm approx
Agent Comments

Indicative Selling Price

\$575,000

Median Unit Price

Year ending September 2018: \$628,500

Comparable Properties



25 Haven La DIAMOND CREEK 3089 (REI)

Agent Comments

 3  2  1

Price: \$610,000
Method: Private Sale
Date: 30/10/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 239 sqm approx



3/12 Dering St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$590,000
Method: Private Sale
Date: 23/10/2018
Rooms: 5
Property Type: Unit
Land Size: 298 sqm approx



1/18 Chapman St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$585,000
Method: Sold Before Auction
Date: 27/06/2018
Rooms: 5
Property Type: Unit