

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	12 Harmony Drive, Diamond Creek Vic 3089
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$628,500	Hou	se	Unit	Х		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.

Ad	dress 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

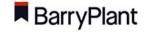
OR

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.





Account - Barry Plant | P: 03 94381133







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)





Price: \$610,000 Method: Private Sale Date: 30/10/2018 Rooms: 5

Property Type: Townhouse (Res) Land Size: 239 sqm approx

Agent Comments



3/12 Dering St DIAMOND CREEK 3089 (REI)





Price: \$590,000 Method: Private Sale Date: 23/10/2018 Rooms: 5

Property Type: Unit Land Size: 298 sqm approx Agent Comments



1/18 Chapman St DIAMOND CREEK 3089 (REI) Agent Comments





Price: \$585,000

Method: Sold Before Auction

Date: 27/06/2018 Rooms: 5

Property Type: Unit

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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.

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