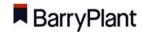
## Statement of Information

## 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	73 Dering Street, Diamond Creek Vic 3089		
Indicative selling price	ce		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Single price \$1,39	5,000		
Median sale price			
Median price \$770,00	OO Property Type House Subu	urb Diamond Cr	eek
Period - From 01/10/2	2019 to 30/09/2020 Source REIV		
Comparable property	y 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 comparab	Price	Date of sale	
1			
2			
3			
OR			
	nt or agent's representative reasonably believes that sold within two kilometres of the property for sale i		
	11/11/2020 09:49		









**Property Type:** Hobby Farm < 20

Land Size: 76531 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,395,000 Median House Price Year ending September 2020: \$770,000

## Comparable Properties

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



