



masonwhite McDougall

Lynn White
9438 4422
0419 434 111

lynn@mwmrealestate.com.au

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 2/38 Haley Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$615,000 House Unit X Suburb Diamond Creek

Period - From 01/01/2017 to 31/12/2017 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	1/9 Fyffe St DIAMOND CREEK 3089	\$601,000	09/11/2017
2	11 Norma St DIAMOND CREEK 3089	\$575,000	02/12/2017
3	2/49 Sunnyside Cr WATTLE GLEN 3096	\$570,000	25/01/2018

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.~~

2/38 Haley Street, Diamond Creek Vic 3089



masonwhite McDougall

Lynn White

9438 4422

0419 434 111

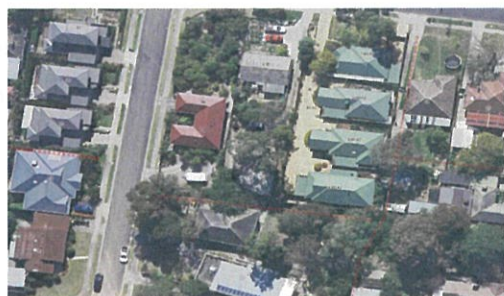
lynn@mwmrealestate.com.au

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending December 2017: \$615,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/9 Fyffe St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$601,000

Method: Private Sale

Date: 09/11/2017

Rooms: 4

Property Type: House

11 Norma St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$575,000

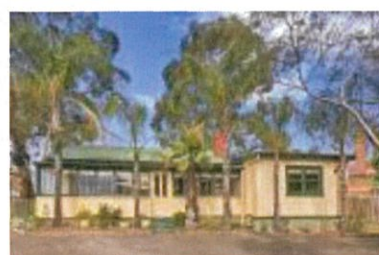
Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 578 sqm approx



2/49 Sunnyside Cr WATTLE GLEN 3096 (REI)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 25/01/2018

Rooms: 5

Property Type: House

Land Size: 709 sqm approx