

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 3 The Parkway, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$720,000

&

\$760,000

Median sale price

Median price \$828,500

House

X

Unit

Suburb

Diamond Creek

Period - From 01/04/2017

to

31/03/2018

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	29 The Parkway DIAMOND CREEK 3089	\$765,000	18/04/2018
2	25 Fuller St DIAMOND CREEK 3089	\$762,500	24/05/2018
3	59 Haley St DIAMOND CREEK 3089	\$725,000	24/05/2018

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.



Rooms:
Property Type: House
Land Size: 749.648 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$760,000
Median House Price
Year ending March 2018: \$828,500

Comparable Properties



29 The Parkway DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$765,000
Method: Private Sale
Date: 18/04/2018
Rooms: 7
Property Type: House
Land Size: 940 sqm approx



25 Fuller St DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$762,500
Method: Sold Before Auction
Date: 24/05/2018
Rooms: 6
Property Type: House (Res)



59 Haley St DIAMOND CREEK 3089 (REI) **Agent Comments**



Price: \$725,000
Method: Private Sale
Date: 24/05/2018
Rooms: 6
Property Type: House
Land Size: 530 sqm approx