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	

Indicative selling price

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

Range between \$690,000 & \$740,000	Range between	\$690,000	&	\$740,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price \$760,000	Property Type	House	Suburb	Diamond Creek
Period - From 01/07/2018	to 30/06/2019	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

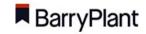
Address of comparable property		Price	Date of sale
1	11 Lotus Ct DIAMOND CREEK 3089	\$755,000	01/05/2019
2	163 Broad Gully Rd DIAMOND CREEK 3089	\$740,000	07/09/2019
3	12 Amaroo Ct DIAMOND CREEK 3089	\$722,000	31/07/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/10/2019 17:12









Rooms: 6

Property Type: House Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$740,000 **Median House Price** Year ending June 2019: \$760,000

Comparable Properties



11 Lotus Ct DIAMOND CREEK 3089 (REI/VG)





Price: \$755,000 Method: Private Sale Date: 01/05/2019 Rooms: 6

Property Type: House Land Size: 785 sqm approx **Agent Comments**



163 Broad Gully Rd DIAMOND CREEK 3089

(REI)







Price: \$740.000 Method: Auction Sale Date: 07/09/2019

Property Type: House (Res) Land Size: 799 sqm approx

Agent Comments



12 Amaroo Ct DIAMOND CREEK 3089 (REI)





Price: \$722,000 Method: Private Sale Date: 31/07/2019 Property Type: House Land Size: 619 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 94381133



