

Statement of Information

Single residential property located in the Melbourne metropolitan area

					Section 47	AF of	the Estate	Agents Act 1980	
Property offered for sale									
Address Including suburb and postcode		ck Gı	ully Road, Diam	nonc	d Creek Vic 30)89			
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$2,300,000			&		\$2,500,000				
Median sale price									
Median price	8875,000	Ηοι	ise X	Un	it		Suburb	Diamond Creek	
Period - From 0	01/01/2019	to	31/03/2019		Source	REIV			
Comparable property sales (*Delete A or B below as applicable)									
months t	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		

OR

1

2

3

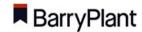
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: 12

Property Type: House (Previously

Occupied - Detached) **Land Size:** 28000 sqm approx

Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price March quarter 2019: \$875,000

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.

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