



masonwhitemcdougall

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

11 Moray Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$740,000

&

\$814,000

Median sale price

Median price \$805,000

House

X

Unit

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	4 Dunbarton Dr ELTHAM NORTH 3095	\$775,000	07/10/2017
2	1 Henry Arthur Dr DIAMOND CREEK 3089	\$760,000	25/10/2017
3	86 Oronsay Cr DIAMOND CREEK 3089	\$740,000	19/08/2017

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.~~



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Indicative Selling Price

\$740,000 - \$814,000

Median House Price

Year ending December 2017: \$805,000



Rooms:

Property Type: Land

Land Size: 1003 sqm approx

Agent Comments

Comparable Properties



4 Dunbarton Dr ELTHAM NORTH 3095
(REI/VG)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 07/10/2017

Rooms: 8

Property Type: House (Res)

Land Size: 642 sqm approx



1 Henry Arthur Dr DIAMOND CREEK 3089
(REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 25/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 801 sqm approx

86 Oronsay Cr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$740,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House

Land Size: 678 sqm approx