



Graham Morrison
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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	15 Tom Roberts Glade, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$726,444	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	30/06/2017	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		
2		
3		

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

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2017: \$726,444



5 3 3

Rooms:

Property Type: Land

Land Size: 964 sqm approx

Agent Comments

Showcasing the attention to detail B & G Cole are renowned for, this outstanding home in the sought-after St Helena College zone takes all the exquisite period aesthetics of a classic Victorian residence and blends them with contemporary spaces to deliver a unique lifestyle experience. Formal and casual living spaces plus a rumpus/theatre room, four bedrooms sharing two bathrooms and a fully self-contained one bedroom apartment (ideal for guests, teens or in-laws) ensure premium living in a prestige position. Expressions of interest closing 3rd October at 5pm (unless sold prior.)

Comparable Properties



11 Erinne Ct ST HELENA 3088 (REI)

Agent Comments

5 3 3

Price: \$1,387,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 1348 sqm approx



11 Louis Buvelot Wynd DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 2

Price: \$1,351,750

Method: Sold Before Auction

Date: 01/06/2017

Rooms: -

Property Type: House

Land Size: 915 sqm approx

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