



**first
national**
REAL ESTATE

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Statement of Information

506 DIAMOND HILL ROAD, MANDURANG, VIC

Prepared by Di Long, Tweed Sutherland First National Real Estate

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

506 DIAMOND HILL ROAD, MANDURANG, VIC

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$695,500

House

X

Unit


Suburb

MANDURANG

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
345 SEDGWICK RD, SEDGWICK, VIC 3551	\$406,000	12/08/2017
128 MANDURANG SOUTH RD, MANDURANG SOUTH, VIC 3551	\$420,000	15/11/2017
120 RED TANK RD, EMU CREEK, VIC 3551	\$422,000	02/01/2018