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	2 Norma Street, Diamond Creek Vic 3089

Indicative selling price

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

Range between	$730,000	&	$770,000

Median sale price

Median price	$730,000	House	X	Unit		Suburb	Diamond Creek
Period - From	01/07/2016	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.

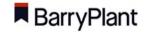|	Address of comparable property	Price	Date of sale
1	24 Bishop Av DIAMOND CREEK 3089	$765,000	08/06/2017
2	19 Norma St DIAMOND CREEK 3089	$755,700	13/07/2017
3	86 Oronsay Cr DIAMOND CREEK 3089	$740,000	19/08/2017

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.~~

🛏 3   🛁 2   🚗 2

Indicative Selling Price
$730,000 - $770,000
Median House Price
Year ending June 2017: $730,000

Rooms:
Property Type: House (Res)
Land Size: 983.862 sqm approx

Agent Comments

Comparable Properties

24 Bishop Av DIAMOND CREEK 3089 (REI/VG)

🛏 3   🛁 2   🚗 2

Agent Comments

Price: $765,000
Method: Private Sale
Date: 08/06/2017
Rooms: 5
Property Type: House
Land Size: 793 sqm approx

19 Norma St DIAMOND CREEK 3089 (REI/VG)

🛏 4   🛁 2   🚗 2

Agent Comments

Price: $755,700
Method: Private Sale
Date: 13/07/2017
Rooms: 6
Property Type: House
Land Size: 458 sqm approx

86 Oronsay Cr DIAMOND CREEK 3089 (REI)

🛏 3   🛁 2   🚗 2

Agent Comments

Price: $740,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House
Land Size: 678 sqm approx