

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

5 Moray Street, Diamond Creek Vic 3089

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Diamond Creek

Period - From

01/07/2018

to

30/06/2019

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	19 Bishop Av DIAMOND CREEK 3089	\$651,000	22/05/2019
2	1 Gregg St DIAMOND CREEK 3089	\$647,000	22/06/2019
3	129 Broad Gully Rd DIAMOND CREEK 3089	\$642,000	22/05/2019

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.~~

This Statement of Information was prepared on:

14/10/2019 11:48



 3  1  2

Property Type: House (Res)

Land Size: 812 sqm approx

Agent Comments

Indicative Selling Price

\$649,000

Median House Price

Year ending June 2019: \$760,000

Comparable Properties



19 Bishop Av DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  2  2

Price: \$651,000

Method: Private Sale

Date: 22/05/2019

Property Type: House

Land Size: 527 sqm approx



1 Gregg St DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  1  1

Price: \$647,000

Method: Private Sale

Date: 22/06/2019

Property Type: House

Land Size: 902 sqm approx



129 Broad Gully Rd DIAMOND CREEK 3089 (REI/VG) **Agent Comments**

 3  2  4

Price: \$642,000

Method: Private Sale

Date: 22/05/2019

Property Type: House

Land Size: 1104 sqm approx