

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 57 Broad Gully Road, Diamond Creek Vic 3089

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$896,600 House X Unit Suburb Diamond Creek

Period - From 01/01/2018 to 31/03/2018 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	27 Egan St DIAMOND CREEK 3089	\$709,000	23/06/2018
2	31 Bishop Av DIAMOND CREEK 3089	\$715,000	16/03/2018
3	8 Perversi Av DIAMOND CREEK 3089	\$720,000	22/01/2018

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

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 587 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median House Price

March quarter 2018: \$896,600

Comparable Properties



27 Egan St DIAMOND CREEK 3089 (REI)

Agent Comments

 3  1  2

Price: \$709,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 4

Property Type: House (Res)

Land Size: 797 sqm approx



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

 3  2  1

Price: \$715,000

Method: Private Sale

Date: 16/03/2018

Rooms: 5

Property Type: House

Land Size: 542 sqm approx



8 Perversi Av DIAMOND CREEK 3089 (REI/VG) Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 22/01/2018

Rooms: 5

Property Type: House

Land Size: 1007 sqm approx