

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	57 Broad Gully Road, Diamond Creek Vic 3089
Including suburb and	
postcode	

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	Hou	use X	Unit		Sub	urb 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.

Add	dress 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

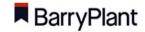
OR

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.



Account - Barry Plant | P: 03 94381133









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)





Price: \$709,000 Method: Auction Sale Date: 23/06/2018

Rooms: 4

Property Type: House (Res) Land Size: 797 sqm approx

Agent Comments



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

=3



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





Price: \$720,000 Method: Private Sale Date: 22/01/2018 Rooms: 5

Property Type: House Land Size: 1007 sqm approx

Account - Barry Plant | P: 03 94381133 Generated: 05/07/2018 12:53



