

## 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

1 Brooks Crescent, Diamond Creek Vic 3089

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$600,000

#### Median sale price

Median price \$745,000

House

X

Suburb

Diamond Creek

Period - From 01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---------------------------------------|-----------|--------------|
| 71 Haley St DIAMOND CREEK 3089        | \$600,000 | 30/11/2016   |
| 13 Haven La DIAMOND CREEK 3089        | \$576,500 | 04/04/2017   |
| 1/15 Hillingdon Dr DIAMOND CREEK 3089 | \$572,000 | 14/02/2017   |



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 334 sqm

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

March quarter 2017: \$745,000

## Comparable Properties



**71 Haley St DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 30/11/2016

**Rooms:** 5

**Property Type:** House

**Land Size:** 399 sqm



**13 Haven La DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$576,500

**Method:** Private Sale

**Date:** 04/04/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 233 sqm



**1/15 Hillingdon Dr DIAMOND CREEK 3089 (REI/VG)**

**Agent Comments**



**Price:** \$572,000

**Method:** Sold Before Auction

**Date:** 14/02/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)