

STATEMENT OF INFORMATION

10 HODDLE PLACE, DIAMOND CREEK, VIC 3089

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE DIAMOND CREEK



masonwhite McDougall



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 HODDLE PLACE, DIAMOND CREEK, VIC  4  2  2

Indicative Selling Price

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

Price Range: **\$840,000 to \$880,000**

MEDIAN SALE PRICE



DIAMOND CREEK, VIC, 3089

Suburb Median Sale Price (House)

\$717,500

01 October 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



20 HALSBURY CRT, ST HELENA, VIC 3088

 4  2  2

Sale Price

***\$875,000**

Sale Date: 18/03/2017

Distance from Property: 1.5km



13 HOLLYOAK RISE, ELTHAM NORTH, VIC

 4  2  2

Sale Price

\$888,000

Sale Date: 06/03/2017

Distance from Property: 1.5km



15 STIRLING CRT, ELTHAM NORTH, VIC 3095

 4  2  2

Sale Price

***\$890,000**

Sale Date: 04/03/2017

Distance from Property: 2.1km



This report has been compiled on 21/06/2017 by Mason White McDougall Real Estate Diamond Creek. Property Data Solutions Pty Ltd 2017 -

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 HODDLE PLACE, DIAMOND CREEK, VIC 3089

Indicative selling price

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Price Range:

\$840,000 to \$880,000

Median sale price

Median price

\$717,500

House

X

Unit

Suburb

DIAMOND CREEK

Period

01 October 2016 to 31 March 2017

Source



Comparable property sales

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
20 HALSBURY CRT, ST HELENA, VIC 3088	*\$875,000	18/03/2017
13 HOLLYOAK RISE, ELTHAM NORTH, VIC 3095	\$888,000	06/03/2017
15 STIRLING CRT, ELTHAM NORTH, VIC 3095	*\$890,000	04/03/2017