

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	55 Broad Gully Road, Diamond Creek Vic 3089
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Indicative selling price

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

Range between	\$570,000	&	\$610,000
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Median sale price

Median price	\$726,444	House	X	Unit		Suburb	Diamond Creek
Period - From	01/04/2017	to	30/06/2017	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	17 Norma St DIAMOND CREEK 3089	\$621,000	01/07/2017
2	31 Phipps Cr DIAMOND CREEK 3089	\$597,000	29/07/2017
3	88 Broad Gully Rd DIAMOND CREEK 3089	\$593,000	10/08/2017

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.~~



Rooms:

Property Type: House

Land Size: 691m2 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$610,000

Median House Price

June quarter 2017: \$726,444

Comparable Properties

17 Norma St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$621,000

Method: Auction Sale

Date: 01/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx



31 Phipps Cr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$597,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 3

Property Type: House (Res)

Land Size: 344 sqm approx



88 Broad Gully Rd DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$593,000

Method: Private Sale

Date: 10/08/2017

Rooms: 3

Property Type: House