

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	55 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

Danas bahwaan	ΦΕ 70 000		¢c10,000
Range between	\$570,000	Č.	\$610,000

Median sale price

Median price	\$726,444	Hou	ise 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

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.







Price

Date of sale

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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)

- 2





Agent Comments

Price: \$621,000 Method: Auction Sale Date: 01/07/2017

Rooms: -

Property Type: House (Res) **Land Size:** 610 sqm approx

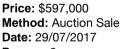
31 Phipps Cr DIAMOND CREEK 3089 (REI)

2





Agent Comments



Rooms: 3

Property Type: House (Res) **Land Size:** 344 sqm approx

(REI)

88 Broad Gully Rd DIAMOND CREEK 3089







Agent Comments



Property Type: House

Account - Barry Plant | P: 03 94381133





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